

Northampton County Reporter

(USPS 395-280)

VOL. LVIII

EASTON, PA April 24, 2014

NO. 17

Commonwealth of Pennsylvania v. Doreen Jean Llagas, Defendant

**Consolidated Electrical Distributors, Inc., Petitioner v. Township of Hanover,
Northampton County, Pennsylvania; Township of Bethlehem, Northampton
County, Pennsylvania; and Berkheimer Tax Administrator, Inc., Respondents**

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INSERT: Pink: 1. Syracuse Chiefs vs. Lehigh Valley Iron Pigs
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3. Quarterly Association Meeting
4. 2014 Calendar

NOTICE TO THE BAR...

Northampton County Status Conferences 2014

Please be advised that the Northampton County Status Conferences
scheduled for July 21, 2014, have been cancelled.

If you have any questions, please call the Court Administrator's Office at
(610) 559-6700.

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Northampton County Reporter

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The Northampton County Reporter will be published every Thursday by the Northampton County Bar Association, 155 South Ninth St., Easton, PA 18042-4399. All legal notices relating to the business of the county, are required by rule of Court, to be published in this Journal. All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. Neither the Law Reporter nor the printer will assume any responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes to content.

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Edward P. Shaughnessy, Esquire

Editor

NOTICE TO NCBA MEMBERS – BAR NEWS

Quarterly Association Meeting and Malpractice Avoidance Seminar – May 8, 2014.

Registration form inside.

NCBA Family Events

Iron Pigs v. Syracuse Chiefs Game – Wednesday, July 2, 2014.

“To Kill a Mockingbird” play at the Pennsylvania Playhouse – Friday, June 13, 2014.

Registration forms inside.

Save the Dates!

Annual Summer Outing – Thursday, July 17, 2014.

2014 Bench Bar Conference – October 24 & 25.

Stockton Seaview Hotel and Golf Club, Galloway, NJ

The hardest arithmetic to master is that which enables us to count our blessings.
~ Eric Hoffer

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION**ARNER, CHARLES E.,** dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executrix: Anna Maria Malozi c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

BIERY, NANCY ANN a/k/a NANCY A. BIERY, dec'd.

Late of the Township of Lehigh, Northampton County, PA
Executor: Scott D. Biery, 293 Walnut Drive, Northampton, PA 18067

Attorney: Louis S. Minotti, Jr., Esquire, 44 North Second Street, P.O. Box 468, Easton, PA 18042

CAMPBELL, CAREN A., dec'd.

Late of the City of Easton, Northampton County, PA
Executor: Dyonne A. Bennett, 237 Oakwood Avenue, North Haledon, NJ 07508

Attorney: Keene Jabbour, Esquire, 701 Washington Street, Easton, PA 18042

DeLEYER, WILLIAM a/k/a WILLY DeLEYER, dec'd.

Late of Moore Township, Northampton County, PA
Executor: Alex R. Hunter c/o Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

Attorneys: Joel M. Scheer, Esquire, Fishbone and Scheer, 940 West Lafayette Street, Easton, PA 18042

HOLZER, AGNES R., dec'd.

Late of Bethlehem, Northampton County, PA

Executrix: Stephanie V. Schmoyer c/o Douglas Kunkle, Esquire, 1414 Millard St., Bethlehem, PA 18018

Attorney: Douglas Kunkle, Esquire, 1414 Millard St., Bethlehem, PA 18018

PITTENGER, TAEKO, dec'd.

Late of the Township of Lower Mt. Bethel, Northampton County, PA

Executors: William R. Pittenger and Victoria M. Dull a/k/a Victoria M. Traves c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

REMECHUK, RUTHANN MARIE, dec'd.

Late of the City of Easton, Northampton County, PA

Administrator: John Scott Remechuk c/o Steven N. Goudsouzian, Esquire, 2925

William Penn Highway, Suite 301, Easton, PA 18045-5283
Attorney: Steven N. Goudsouzian, Esquire, 2925 William Penn Highway, Suite 301, Easton, PA 18045-5283

SLANINKA, CHARLES J., dec'd.

Late of the Township of Bethlehem, Northampton County, PA

Executrix: Darlene McKay Jules c/o Frank J. Danyi, Jr., Esquire, Maloney, Danyi, O'Donnell & Tranter, 901 West Lehigh Street, Bethlehem, PA 18018

Attorneys: Frank J. Danyi, Jr., Esquire, Maloney, Danyi, O'Donnell & Tranter, 901 West Lehigh Street, Bethlehem, PA 18018

SULZER, KATHLEEN M., dec'd.

Late of the Borough of Roseto, Northampton County, PA

Administrator: Scott A. Sulzer, 516 Roseto Avenue, Roseto, PA 18013

Attorneys: Ronold J. Karasek, Esquire, Martino and Karasek, L.L.P., 641 Market Street, Bangor, PA 18013

SECOND PUBLICATION

CANN, LAURA ROBERTA, dec'd.

Late of Nazareth, Northampton County, PA

Executrix: Judith L. Jermyn c/o Megan M. McDonald, Esquire, P.O. Box 1, Hellertown, PA 18055

Attorney: Megan M. McDonald, Esquire, P.O. Box 1, Hellertown, PA 18055

CAUSERANO, VICTOR a/k/a VICTOR CAUSERANO, JR. a/k/a VICTORIA CAUSERANO, JR., dec'd.

Late of the Township of Allen, Northampton County, PA

Executrix: Valerie A. Madea, 22 Clifftop Road, Northampton, PA 18067

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

COSME, CATALINA M. a/k/a CATALINA COSME MATOS a/k/a CATALINA MATOS COSME a/k/a CATALINA MATOS, dec'd.

Late of Bethlehem, Northampton County, PA

Executor: Nelson Matos c/o Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

Attorney: Lori Gardiner Kreglow, Esquire, 18 East Market Street, P.O. Box 1961, Bethlehem, PA 18016-1961

GIOVATTO, ANGELO P., dec'd.

Late of 4461 W. Mountain View Drive, Walnutport, Northampton County, PA

Executrix: Sharon L. Giovatto c/o Linda S. Luther-Veno, Esquire, 1605 N. Cedar Crest Blvd., Suite 106, Allentown, PA 18104

Attorney: Linda S. Luther-Veno, Esquire, 1605 N. Cedar Crest Blvd., Suite 106, Allentown, PA 18104

GRUBER, LINDA J., dec'd.

Late of the Borough of Stockertown, Northampton County, PA
Administrator: Howard A. Gruber, Jr. c/o Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Scott R. Steirer, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

JENKINS, GEORGE N., dec'd.

Late of the Township of Upper Mt. Bethel, Northampton County, PA

Executor: Larry R. Vietro c/o McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

Attorneys: McFall, Layman & Jordan, P.C., Attorneys at Law, 134 Broadway, Bangor, PA 18013

KADUK, ARTHUR R., dec'd.

Late of the City of Bethlehem, Northampton County, PA

Executor: Bruce A. Kaduk c/o Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

Attorney: Daniel E. Cohen, Attorney, Seidel, Cohen, Hof & Reid, L.L.C., 3101 Emrick Blvd., Suite 205, Bethlehem, PA 18020

KLOTZ, VERNA M., dec'd.

Late of the Township of Lower Saucon, Northampton County, PA

Co-Executors: Irene G. Moser and Ralph M. Klotz c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

LITTLE, RUTH D. a/k/a RUTH A.

LITTLE, dec'd.

Late of the Borough of Nazareth, Northampton County, PA

Executor: Leslie E. Little, 1567 Bushkill Center Road, Bath, PA 18014-9658

Attorneys: Peters, Moritz, Peischl, Zulick, Landes & Brienza, LLP, 1 South Main Street, Nazareth, PA 18064-2083

MACPHERSON, ALISTAIR K., dec'd.

Late of the County of Rogers, Oklahoma.

Ancillary Executor: David Allan Macpherson c/o Judith A. Harris, Esquire, Norris McLaughlin & Marcus, P.A., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104

Attorneys: Judith A. Harris, Esquire, Norris McLaughlin & Marcus, P.A., The Paragon Centre, 1611 Pond Road, Suite 300, Allentown, PA 18104

ROHMANN, MARJORIE K., dec'd.

Late of Bethlehem, Northampton County, PA

Administrator: Carl F. Rohmann c/o Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

Attorneys: Fitzpatrick Lentz & Bubba, P.C., 4001 Schoolhouse Lane, P.O. Box 219, Center Valley, PA 18034-0219

RUNDLE, JOHN F. a/k/a JOHN RUNDLE, dec'd.

Late of the Township of Bushkill, Northampton County, PA

Executors: Frederick D. Rundle and Kevin D. Rundle c/o Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce, Esquire, Pierce & Steirer, LLC, 124 Belvidere Street, Nazareth, PA 18064

SEGATTI, HENRY A., dec'd.

Late of Wind Gap, Northampton County, PA

Executrix: Alexandra Segatti, P.O. Box 228, Whitehall, PA 18052

Attorneys: Christopher M. McLean, Esquire, Zator Law, 4400 Walbert Avenue, Allentown, PA 18104

STOELZL, BERTA, dec'd.

Late of Forks Township, Northampton County, PA

Executor: Frederic B. Begendorf c/o Thomas L. Walters, Esquire, Lewis and Walters, 46 S. Fourth Street, P.O. Box A, Easton, PA 18044-2099

Attorneys: Thomas L. Walters, Esquire, Lewis and Walters, 46 South Fourth Street, P.O. Box A, Easton, PA 18044-2099

SWINSON, ELBER O., JR. a/k/a ELBER O. SWINSON, dec'd.

Late of Freemansburg, Northampton County, PA

Executrix: Phyllis Swinson c/o Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad St., Ste. 303, Bethlehem, PA 18018-5721

Attorneys: Paul A. Florenz, Esquire, Kolb, Vasiliadis and Florenz, LLC, 60 W. Broad St., Ste. 303, Bethlehem, PA 18018-5721

WOHLBACH, GLADYS W. a/k/a GLADYS WILHELMINA WOHLBACH, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Co-Executors: Richard W. Hafner and Patricia A. Kadelock c/o Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

Attorney: Bradford D. Wagner, Esquire, 662 Main Street, Hellertown, PA 18055-1726

YOST, ALPHONSE L., dec'd.

Late of the Township of Upper Nazareth, Northampton County, PA

Executors: Robert H. Yost and Jayne L. Yost, 3489 Daniels Road, Nazareth, PA 18064

Attorney: Daniel G. Spengler, Esquire, 110 East Main Street, Bath, PA 18014

THIRD PUBLICATION

BUSH, DOUGLAS R., dec'd.

Late of the Township of Upper Mount Bethel, Northampton County, PA

Executor: Glenwood Bush a/k/a Glenwood J. Bush c/o David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

Attorney: David J. Ceraul, Esquire, 22 Market Street, P.O. Box 19, Bangor, PA 18013-0019

CATHER, ARTHUR J., JR. a/k/a ARTHUR CATHER, JR. a/k/a ARTHUR CATHER, dec'd.

Late of the Borough of Bangor, Northampton County, PA
Administrator: Robert L. Cather, 11201 NE Highway 99 #A8, Vancouver, WA 98686

CHASAR, MADLYN a/k/a MADLYN E. CHASAR, dec'd.

Late of the Borough of Hellertown, Northampton County, PA
Executor: Charles J. Chasar, 10 Grace Park, Beaufort, SC 29906

CHRISTMAN, VIRGINIA D., dec'd.

Late of 3997 Newburg Road, Easton, Northampton County, PA
Co-Executors: David R. Christman, 4040 Walbert Avenue, Allentown, PA 18104 and Sandra Ann Mlodossich, 3997 Newburg Road, Easton, PA 18045

Attorneys: David B. Shulman, Esquire, Shulman & Shabbick, 1935 Center Street, Northampton, PA 18067

**CORNELL, ALLEN D., JR. a/k/a
ALLEN DYER CORNELL, JR.,**
dec'd.

Late of Nazareth Borough,
Northampton County, PA

Executrix: Lisa C. Suplee c/o
McKinley C. McAdoo, Esquire,
McCausland Keen & Buckman,
259 N. Radnor-Chester Rd., Ste.
160, Radnor, PA 19087

Attorneys: McKinley C. McAdoo,
Esquire, McCausland Keen &
Buckman, 259 N. Radnor-
Chester Rd., Ste. 160, Radnor,
PA 19087

DEITER, WILLIAM A., dec'd.

Late of the Township of
Bethlehem, Northampton
County, PA

Executors: Richard J. Haber and
Donald B. Corriere

Attorneys: Stanley J. Margle, III,
Esquire, Margle Law Offices,
P.C., 3839 Easton Avenue,
Bethlehem, PA 18020

FILASETA, ANN, dec'd.

Late of Bethlehem, Northampton
County, PA

Executrix: Jane Ashner

Attorneys: Wendy A. Nicolosi,
Esquire, Broughal & DeVito,
L.L.P., 38 West Market Street,
Bethlehem, PA 18018

GUZMAN, DERICK L., dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Administratrix: Theresa Hogan
c/o Theresa Hogan, Esquire,
Attorney-at-Law, 340 Spring
Garden Street, Easton, PA 18042
Attorney: Theresa Hogan,
Esquire, Attorney-at-Law, 340
Spring Garden Street, Easton,
PA 18042

**HENSINGER, RICHARD C. a/k/a
RICHARD HENSINGER,** dec'd.

Late of the City of Bethlehem,
Northampton County, PA

Executrix: Cheryl Hinkle a/k/a
Cheryl A. Hinkle c/o William P.
Leeson, Esquire, Leeson, Leeson
& Leeson, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

Attorneys: William P. Leeson,
Esquire, Leeson, Leeson &
Leeson, 70 East Broad Street,
P.O. Box 1426, Bethlehem, PA
18016-1426

HOCH, BETTY A., dec'd.

Late of the Township of Moore,
Northampton County, PA

Executrix: Brenda Bachman c/o
Alfred S. Pierce, Esquire, Pierce
& Steirer, LLC, 124 Belvidere
Street, Nazareth, PA 18064

Attorneys: Alfred S. Pierce,
Esquire, Pierce & Steirer, LLC,
124 Belvidere Street, Nazareth,
PA 18064

MICHAEL, MARY A., dec'd.

Late of 451 Apple Blossom Rd.,
Easton, Northampton County,
PA

Executrix: Debra A. Beers, 1208
Rone Dr., Wind Gap, PA 18091

TORCIVIA, DOLORES M., dec'd.

Late of the Township of Palmer,
Northampton County, PA

Executor: Philip H. Torcivia,
6714 Barberry Place, Carlsbad,
CA 92011

Attorneys: Charles Bruno,
Esquire, Pfeiffer, Bruno, Minotti
& DeEsch, P.C., P.O. Box 468,
Easton, PA 18044-0468

**WILK, BERNICE M. a/k/a
BERNICE WILK a/k/a
BERNICE K. WILK,** dec'd.

Late of the Borough of Heller-
town, Northampton County, PA
Executor: Frank J. Wilk, Jr. c/o
Bradford D. Wagner, Esquire,
662 Main Street, Hellertown, PA
18055-1726

Attorney: Bradford D. Wagner,
Esquire, 662 Main Street, Heller-
town, PA 18055-1726

**LAST WILL &
TESTAMENT SEARCH**

In regards to RONALD O. SPENGLER, deceased, a resident of the City of Allentown, Lehigh County, PA, anyone with knowledge or information regarding the whereabouts of the Last Will and Testament of Ronald O. Spengler is asked to please contact Attorney Mary Ann Snell, 3400 Bath Pike, Ste. 311, Bethlehem, PA 18017, Telephone (610) 857-5534.

Apr. 10, 17, 24

**IN THE COURT OF
COMMON PLEAS OF
NORTHAMPTON COUNTY
ORPHANS' COURT DIVISION**

In Re: Estate of
Olga Wallaesa, Deceased

NO. 2013-0294

NOTICE/SERVICE PURSUANT TO
ORPHANS' COURT

RULES 6.3 and 5.1(c)

TO: MARY ANNE WALLAESA

NOTICE IS HEREBY GIVEN that John Wallaesa, Executor of the above Estate, filed his First and Final Account in the Office of the Clerk of the Orphans' Court on April 4, 2014. A copy of said Account containing a Schedule of Proposed Distribution is available for you at the said Office.

Notice is further given that the Account will be called for audit by the Court on May 23, 2014, at 9:00 a.m. in Courtroom No. One, Northampton County Government Center, Seventh and Washington Streets, Easton, PA 18042.

If you have any objection to the Account or to the Schedule of Proposed Distribution, you must either (a) prior to audit, file written

objections with the Clerk of said Orphans' Court in conformity with Northampton County Orphans' Court Rule 6.10, or (b) appear in person or by counsel at the audit, under penalty that the Court may otherwise find that you have no objections and may confirm the Account as filed.

FRANK S. POSWISTILO, ESQUIRE

Attorney for the Estate
of Olga Wallaesa

204 North Thirteenth Street
Easton, PA 18042

Telephone No. (610) 252-2548

Apr. 17, 24, May 1

**NOTICES OF NONPROFIT
INCORPORATION
THE CHARLES CHRIN**

CHARITABLE FOUNDATION, INC.

has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988 on March 14, 2014 as a charitable foundation.

Apr. 24

NOTICE IS HEREBY GIVEN that Articles of Incorporation for a domestic nonprofit corporation were filed with the Corporation Bureau of the Department of State of the Commonwealth of Pennsylvania on April 9, 2014, for the purpose of obtaining a certificate of incorporation of a proposed nonprofit corporation to be organized under the Pennsylvania Nonprofit Corporation Law of 1988, Act of December 21, 1988, P.L. 1444 No. 177, as amended and supplemented.

The name of the proposed nonprofit corporation is:

MTM COMMUNITY FOUNDATION

Articles of Incorporation have been/will be filed on: April 9, 2014.

The purpose or purposes for which it was organized are as follows: To

engage in charitable giving in the Lehigh Valley area.

JAMES J. RUGGIERO, JR.,
ESQUIRE

RUGGIERO LAW OFFICES, LLC
Paoli Corporate Center
16 Industrial Boulevard
Suite 211
Paoli, PA 19301

Apr. 24

**LIMITED LIABILITY COMPANY
NOTICE**

NOTICE IS HEREBY GIVEN that on April 7, 2014, Certificate of Organization was filed in the Department of State of the Commonwealth of Pennsylvania for:

FACILITY SOLUTIONS NE, LLC
in accordance with the provisions of the Limited Liability Act of 1994.

JAMES L. BROUGHAL, ESQUIRE
BROUGHAL & DeVITO, L.L.P.
38 West Market Street
Bethlehem, PA 18018

Apr. 24

**CERTIFICATE OF AUTHORITY
NOTICE**

NOTICE IS HEREBY GIVEN that **TRC Global Solutions, Inc.**, a foreign business corporation incorporated under the laws of the State of Wisconsin, where its principal office is located at 1042 E. Juneau Ave., Milwaukee, WI 53202 has applied for a Certificate of Authority in Pennsylvania, where its registered office is located at 2049 Hackett Ave., Easton, PA 18045.

Apr. 24

NOTICE FOR CHANGE OF NAME

NOTICE IS HEREBY GIVEN that on March 28, 2014, the Petition of Charles Netzer and Donte Rosario was filed in Northampton County Court of Common Pleas at No. C-48-CV-2014-002719, seeking to change the names of minor children from Charles Netzer to Chaz Rodriguez and

Donte Rosario to Donte Rodriguez. The court has fixed Friday, May 30, 2014 at 9:30 a.m., in courtroom #4 at the Northampton County Courthouse as the date for hearing of the Petition. All persons interested in the proposed change of name may appear and show cause, if any they have, why the prayer of the Petitioners should not be granted.

Apr. 24

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR
THE PENNSYLVANIA HOUSING
FINANCE AGENCY
PLAINTIFF

vs.

JEAN S. WILLIAMS, KNOWN HEIR
OF SHARON WILLIAMS,
DECEASED AND THE
UNKNOWN HEIRS OF SHARON
WILLIAMS, DECEASED
DEFENDANTS

NO. 2013-12329

MORTGAGE FORECLOSURE
TO: THE UNKNOWN HEIRS OF
SHARON WILLIAMS, DECEASED
You are hereby notified that on December 13, 2013, the Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend against you in the Court of Common Pleas of Northampton County, Pennsylvania, docketed to No. 2013-12329 wherein Plaintiff seeks to foreclose its

mortgage securing your property located at 1808A MERLOT DRIVE, EASTON, PA 18045, whereupon your property would be sold by the Sheriff of Northampton County.

You are hereby notified to plead to the above referenced Complaint on or before 20 DAYS from the date of this publication or a Judgment will be entered against you.

NOTICE

You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by attorney, and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a Judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

LEON P. HALLER, ESQUIRE
Attorney ID #15700

1719 North Front Street
Harrisburg, PA 17102
(717) 234-4178

**COURT OF COMMON PLEAS
OF NORTHAMPTON
COUNTY, PENNSYLVANIA**

Northern Lehigh School District
vs.

Dennis E. Evert and
Dianna L. Evert

DOCKET NO. C48CV-2007-6014

Notice is given that the above were named as defendants in a civil action by plaintiff to recover 2006-2010 and 2012 real estate taxes for property located at 300 Williams Avenue, Walnutport, PA, Tax Parcel No. J2SW1B 7 1. A Writ of Scire Facias for \$15,682.15 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

Apr. 24

PORTNOFF LAW
ASSOCIATES, LTD.

P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Apr. 24; May 1, 8

**IN THE COURT OF COMMON
PLEAS OF NORTHAMPTON
COUNTY, PENNSYLVANIA
CIVIL ACTION—LAW**

City of Bethlehem

vs.

Adrian M. Perry

NO. C-48-CV-2008-9101

NOTICE IS HEREBY GIVEN that the above was named as Defendant in a civil action instituted by plaintiff. This is an action to recover delinquent real estate taxes for the year 2007, for the property located at 633 E. 5th Street, Bethlehem, Pennsylvania, Tax Parcel No. P6SE2A 27 11B. A tax claim in the amount of \$931.15 was filed on or about September 3, 2008 for this claim and a Writ of Scire Facias was filed.

You are hereby notified to plead to the writ in this case, on or before 20 days from the date of this publication or a Judgment will be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered without further notice for the relief requested by the plaintiff. You may lose property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

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P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Apr. 24; May 1, 8

**COURT OF COMMON PLEAS
OF NORTHAMPTON
COUNTY, PENNSYLVANIA**

Township of Bethlehem

vs.

Jason Rolo, Trustee of the Rolo
Family Revocable Living Trust

DOCKET NO. C48CV-2009-5084

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2007-2008 sewer fees for property located at 4107 Nazareth Pike, Bethlehem Township, PA, Tax Parcel No. M7 4 3. A Writ of Scire Facias for \$1,139.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR
CANNOT AFFORD ONE, GO TO OR
TELEPHONE THE OFFICE SET

FORTH BELOW TO FIND OUT
WHERE YOU CAN GET LEGAL
HELP.

Lawyer Referral Service
P.O. Box 4733
Easton, PA 18043-4733
(610) 258-6333

PORTNOFF LAW
ASSOCIATES, LTD.

P.O. Box 391
Norristown, PA 19404-0391
(866) 211-9466

Apr. 24; May 1, 8

**COURT OF COMMON PLEAS
OF NORTHAMPTON
COUNTY, PENNSYLVANIA**
City of Easton

vs.

Stacy Hooper, Administratrix of the
Estate of Laurie A. Bayes

DOCKET NO. C48CV-2010-12091

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2005-2010 water, sewer and trash fees for property located at 1039 W. Berwick Street, Easton, PA, Tax Parcel No. M9NE1A 2 11. A Writ of Scire Facias for \$3,021.42 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

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Apr. 24; May 1, 8

**COURT OF COMMON PLEAS
OF NORTHAMPTON
COUNTY, PENNSYLVANIA**

Catasauqua Area School District
vs.

Barbara A. Bedocs

DOCKET NO. C48CV-2012-9685

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2011 real estate taxes for property located at 324 Grove Street, N. Catasauqua, PA, Tax Parcel No. M4SE4A 1 3. A Writ of Scire Facias for \$3,111.00 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by

Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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Apr. 24; May 1, 8

ASSOCIATE ATTORNEY

Associate Attorney, FT, for a well established Upper Bucks County Law Firm. A minimum of five years' civil litigation experience preferred. This position will assist the Municipal and Litigation Departments. We offer competitive pay, a great work environment and excellent benefits. Please respond with resume, including references and salary requirements to Firm Administrator, P.O. Box 215, Perkasio, PA 18944 or dkeller@grimlaw.com.

Apr. 24

SHERIFF'S SALE OF VALUABLE REAL ESTATE

The following real estate will be sold by the Sheriff of Northampton County, Pennsylvania, on MAY 9, 2014 at ten o'clock a.m. in the COUNCIL CHAMBERS, THIRD FLOOR, of the Northampton County Government Center, within the City of Easton, County of Northampton and State of Pennsylvania, to wit:

PLEASE TAKE NOTICE that the sale price will include only the delin-

quent taxes certified to the Sheriff's Office. Any current taxes are the responsibility of the purchaser.

No. 1

BY VIRTUE OF A CERTAIN WRIT OF EXECUTION CV-2013-08113

PARCEL NO1:

ALL THAT CERTAIN messuage or tenement and tract of land situate in Bethlehem Township, (now City of Bethlehem), Northampton County, Pennsylvania, being lots numbered 329 and 330 upon the Plan of Lots Known as 'Penn Summit', laid out by A. D. Chidsey, Jr., civil engineer, and recorded in the Office of the Recording of Deeds in and for Northampton County, Pennsylvania, in Book of Maps No. 7, Page 18, etc., and bounded and described as follows:

BOUNDED on the North by Lot numbered 331, on the East by Mack Street, on the South by Lot numbered 328, and on the West by Highland Avenue.

CONTAINING in front on Highland Avenue 40 feet and extending of that width in depth eastwardly 110 feet to Mack Street.

PARCEL No 2:

ALL THOSE CERTAIN lots or pieces of ground situate in the City of Bethlehem, County of Northampton, and state of Pennsylvania, being known as Lot Nos. 331 and 332 on Plan of "Penn Summit", prepared by A. D. Chidsey, Jr., civil engineer, on 09/ /1917, and recorded in Map Book Vol. 7, Page 108, Northampton County Records.

BEING the same premises which Paul Zullo, by Deed dated July 23, 2004 and recorded July 27, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1 Page 291198, granted and conveyed unto Felix L. Melendez

and Jahaira Melendez, husband and wife as tenants by the entirety.

BEING KNOWN AS 2232 Covington Avenue, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N7NW4A 11 9 0204.

THEREON BEING ERECTED a ranch single style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Felix L. Melendez aka Felix L. Melendez, Jr. and Jahaira Melendez and United States of America, Dept. of Treasury Internal Revenue Service.

ANDREW J. MARLEY, ESQUIRE

No. 2

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09331**

ALL THAT CERTAIN of land situate in Section No. 1, Old Forge Estates, Borough of Bath, Northampton Coutny, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the westerly property line of Old Forge Drive (45.00 feet wide), said point alsomakes the northeasterly corner of Lot No. 23; thence (1) along Lot No. 23, S. 83 degrees 27' 49" W.150.57 feet to a point ; thence (2) along land now or late of Anne T. Pollitt , North 18.12 feet to a point; thence (3) along Lot No. 25, N. 83 degrees 27' 49" E. 148.23 feet to a point; thence (4) along the said westerly property line of Old Forge Drive, on a curve to the right having a radius of 477.50 feet an arc distance of 18.00 feet (chord bearing and distance S. 7 degrees 24' 30" e. 18.00 feet) to the point or place of beginning.

BEING the same premises which Helene Rogowicz, a single person by Deed dated November 30, 2005 and recorded December 1, 2005 in the

Office of the Recorder of Deeds in and for Northampton County in Deed Book 2005-1 Page 483288, granted and conveyed unto Billie J. Harris and Dorothy M. Harris, husband and wife, as tenants by the Entirety.

BEING KNOWN AS 210 Old Forge Drive, Easton, PA 18014.

TAX PARCEL NUMBER: K6NW4B 4 20 0503.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Billie J. Harris and Dorothy M. Harris.

ANDREW J. MARLEY, ESQUIRE

No. 3

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-10049**

ALL THAT CERTAIN tract of land located in Upper Nazareth Township of, County of Northampton, Commonwealth of Pennsylvania, as shown on the plan title 'Penn-Dixie Manor', Project NO. 209002 dated June 04, 2002 last revised May 17, 2005, prepared by Benchmark Civil Engineering Services Inc., as recorded in the Office of Recorder of Deeds in the Northampton County Courthouse, Map Book Vol. 2005-5 page 452 on July 28, 2005 being more particularly described as follows, to wit.

BEGINNING at an iron pin to be set on the right of way of Westminster Way being the northwestern corner of lot 51 also being a corner of lot 52; thence along said Westminster Way, South 89 degrees, 22 minutes, 21 seconds East a distance of 24.00 feet to an iron pin to be set at a corner of lot 50; thence along said lot 50, South 00 degrees, 00 minutes, 37 seconds West a distance of 104.24 feet to an

iron pin to be set on the future right of way of S.R. 248; thence along said S.R. 248 South 984 degrees, 55 minutes, 13 seconds West a distance of 24.12 feet to a concrete monument to be set at a common corner of lot 52; thence along said lot 52, North 00 degrees, 37 minutes, 39 seconds East a distance of 106.63 feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Kevin Hoffmann and Lisa Hoffmann, h/w, by Deed from DeLuca Enterprises, Inc., a Pennsylvania Corporation, dated 11/15/2006, recorded 11/22/2006 in Book 2006-1, Page 483024.

BEING KNOWN AS 3416 Westminster Way, Nazareth, PA 18064.

TAX PARCEL NUMBER: K6 5 5C-51 0432.

THEREON BEING ERRECTED a two-story townhouse style dwelling with vinyl siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Lisa Hoffmann and Kevin Hoffmann.

ADAM H. DAVIS, ESQUIRE

No. 4

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-02770**

ALL THOSE CERTAIN LOTS OR TRACTS OF LAND together with the improvements thereon erected situate in the Borough of West Easton, County of Northampton and State of Pennsylvania, as laid out upon the plan of lots of the South Side Land Company and filed of record in the Office of the Recorder of Deeds in and for the County of Northampton in list of Maps Vol. 1, Pg. 32, as and by Lots Nos. 753, 543, 755, 756, 757, 758 and 759 bounded and described as follows, to wit:

TRACT No. 1. ALL THAT CERTAIN LOT or piece of ground situate on the

south side of Third Street in the Borough of West Easton, County and state aforesaid being particularly known and designated on the Map of the South Side Land Company which is filed of record in the Recorder of Deeds in and for said County in List of Maps Vol. 1 Page 32 as and by Lot No. 753 and containing in frontage on and along said Third Street twenty feet and extending of that same width southwardly between parallel lines running at right angles to said Third Street one-hundred and twenty feet to a fifteen feet wide alley. BOUNDED on the north by said Third Street on the East by Lot No. 754 other property of the Grantor on the South by said alley and on the west by Lot No. 752.

TRACT No. 2. ALL THOSE TWO CERTAIN LOTS OR PIECES OF GROUND, situate on the south side of Third Street, in the Borough of West Easton, County of Northampton and State of Pennsylvania, being particularly known and marked upon the map of the South Side Land Company filed of record in the Office of the Recorder of Deeds in and for said County in List of Maps Vol. 1, Page 32 as and by Lots Nos. 754 and 755 and containing together in frontage on and along said Third Street forty (40) feet and extending of that same width southwardly between parallel lines running at right angles to said Third Street one-hundred and twenty (120) feet to a fifteen (15) feet wide alley. BOUNDED on the north by said Third Street on the west by Lot No. 753 on the south by the said alley, and on the east by Lot No. 756 the property of the Grantor herein.

TRACT NO. 3. ALL THOSE CERTAIN two adjoining lots of land situate in the Borough of West Easton in the County and State aforesaid, at

the southwest corner of Third Street and a fifteen feet wide alley as laid out upon the plan of Lots of the South Side Land Company and designated on said Map as Lots Nos. 756 and 757 bounded and described as follows, to wit:

BEGINNING at a point in the south line of Third Street three-hundred and three and thirty-two hundredths feet distant from the east of the southeast corner of third and South Centre Streets, thence extending eastwardly in frontage on said Third Street (ninety) 90 feet, more or less, to a fifteen feet wide alley; thence extending southwardly one-hundred and thirty-six (136) feet, more or less, to another fifteen feet wide alley; thence extending westwardly along said last mentioned fifteen feet wide alley twenty-eight (28) feet, more or less to the eastern boundary line of Lot No. 755 and thence extending northwardly on and along said boundary line of said lot one-hundred and twenty (120) feet, more or less to the place of Beginning. BOUNDED on the north by said Third Street, on the east by the first mentioned alley on the south by said other alley and on the west by said Lot No. 755.

TRACT NO. 4. ALL THOSE TWO CERTAIN LOTS or pieces of land situate in the Borough of West Easton, County and State aforesaid bounded and described as follows to wit:

BEING TWO ADJACENT lots situate on the north side of Second Street as laid out on the map of the South Side Land Company which is recorded in the Office of the Recorder of Deeds etc., at Easton, Pa., in the list of Maps No. 1, Page 32 and known and designated thereon as Lots Nos. 758 and 759.

BEGINNING at a point on the north line of said Second Street two-hundred and fifty and twelve one-hundredths feet distant from and east of the northeast corner of Second and South Centre Streets as laid out on said Map; thence extending eastwardly in frontage on said Second Street thirty-two feet, more or less, to a fifteen feet wide alley; thence extending northwardly along said alley one-hundred sixty feet more or less, to another fifteen (15) feet wide alley running parallel with Second Street; thence extending westwardly along said alley one-hundred feet, more or less, to Lot No. 760; thence extending southwardly on and along the eastern boundary line of said Lot No. 760 one-hundred and twenty feet to the place of Beginning.

BOUNDED on the south by said Second Street, on the east by said alley, on the north by said alley running parallel with Second Street and on the west by Lot No. 760 as aforesaid.

TITLE TO SAID PREMISES IS Vested by Deed, dated 04/10/2006, given by Elsie Alice Seidt and Raymond H. Seidt, husband and wife to Melyssa Culbertson and recorded 4/11/2006 Instrument # 2006022821.

BEING KNOWN AS 206 3rd Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW2A 22 5 0835 and M9NW2A 22 6 0835.

THEREON BEING ERECTED a split-level single style dwelling with brick exterior and shingle roof; detached two-car garage, vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Melyssa Culbertson aka Melissa Ann Culbertson.

ADAM H. DAVIS, ESQUIRE

No. 5
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08464

ALL THAT CERTAIN message and lots or pieces of land situate in the Township of Lehigh, County of Northampton, and Commonwealth of Pennsylvania, designated as Lot Numbers 8 and 9, Section V, Three Mile Boating Association, Inc., bounded and described as follows, to wit:

BEGINNING at an iron pin located in the southerly boundary line of land now or formerly of the Central Railroad of New Jersey, said iron pin also marking the most northeasterly corner of Lot Number 7, said iron pin being located the following two (2) courses from a stone monument marking station number 1542+ 58.62 of the monumented centerline of said land now or formerly of the Central Railroad of New Jersey, namely: (1) South fifty-seven degrees twenty-two minutes fifty seconds West a distance of forty-nine and ninety hundredths feet (South 57 degrees 22 minutes 50 seconds West 49.90 feet) to a point located in the aforesaid southerly boundary line of land now or formerly of the Central Railroad of New Jersey; (2) along the arc of a curve to the left, having a radius of two thousand seventy-two and thirty-one hundredths feet (2,072.31 feet) an arc length of eight hundred fifty-four and ninety-six hundredths feet (854.96 feet) and a chord having a bearing of South forty-four degrees twenty-six minutes twenty seconds East a distance of eight hundred forty-eight and ninety-one hundredths feet (South 44 degrees 26 minutes 20 seconds East 848.91 feet) to said iron pin; thence from said iron pin marking the point of beginning, extending along the said southerly boundary line of land now or formerly of the

Central Railroad of New Jersey, the following two (2) courses namely: (1) along the arc of a curve to the left, having a radius of two thousand seventy-two and thirty-one hundredths feet (2,072.31 feet) an arc length of seventy and twenty-five hundredths feet (70.25 feet) and chord having a bearing of South fifty-seven degrees thirteen minutes forty seconds East a distance of seventy and twenty-four hundredths feet (South 57 degrees 13 minutes 40 seconds East 70.24 feet) to a point being a point of compound curvature; (2) along the arc of a curve to the left, having a radius of two thousand six hundred fifteen and fifty-five hundredths feet (2,615.55) feet an arc length of twenty-nine and seventy-five hundredths feet (29.75 feet) and a chord having a bearing of South fifty-eight degrees thirty minutes ten seconds East a distance of twenty-nine and seventy-five hundredths feet (South 58 degrees 30 minutes 10 seconds East, 29.75 feet) to an iron pin marking a corner of Lot Number 10; thence extending along said Lot Number 10, South thirty-six degrees one minute twenty seconds West a distance of four hundred twelve and thirty-two hundredths feet (South 36 degrees 01 minute 20 seconds West 412.32 feet) to an iron pin located in the northerly boundary line of a twenty feet (20 feet) wide 'Tow Path' of the Three Mile Boating Association, Inc.; thence extending along the said northerly boundary line of the twenty feet (20 feet) wide 'Tow Path' of the Three Mile Boating Association, Inc., North forty-seven degrees twelve minutes zero seconds West a distance of one hundred and thirty-three hundredths feet (North 47 degrees 12 minutes 00 seconds West 100.33 feet) to an iron pin marking a corner of Lot

Number 7; thence extending along said Lot Number 7 North thirty-six degrees zero minutes zero seconds East a distance of three hundred ninety-four and fifteen hundredths feet (North 36 degrees 00 minutes 00 seconds East 394.15 feet) to the place of Beginning.

CONTAINING forty thousand one hundred eighty-seven and fifty-four one-hundredths square feet (40,187.54 square feet) of land, more or less.

Said Lots Number 8 and 9 being the same as shown on 'Survey Plan Section V—Three Mile Boating Association, Inc.', dated July 15, 1972, prepared by Thomas Mynter Edelman, R.S.

AND ALSO THOSE CERTAIN lots or pieces of land known as Lot Numbers 10 and 11, Section V, Three Mile Boating Association, Inc., situate in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located in the southerly boundary line of land now or formerly of the Central Railroad of New Jersey; said iron pin also marking the most northeasterly corner of Lot Number 9, said iron pin being located the following three (3) courses from a stone monument marking station number 1542+ 58.62 of the monumented centerline of said land now or formerly of the Central Railroad of New Jersey, namely: (1) South fifty-seven degrees twenty-two minutes fifty seconds West a distance of forty-nine and ninety hundredths feet (South 57 degrees 22 minutes 50 seconds West 49.90 feet) to a point located in the aforesaid southerly boundary line of land now or formerly of the Central Railroad of New Jersey; (2) along the arc of a curve to the left,

having a radius of two thousand seventy-two and thirty-one hundredths feet (2,072.31 feet) an arc length of nine hundred twenty-five and twenty-one hundredths feet (925.21 feet) and a chord bearing of South forty-five degrees twenty-four minutes forty seconds East a distance of nine hundred seventeen and fifty-three hundredths feet (South 45 degrees 24 minutes 40 seconds East 917.53 feet) to a point of compound curvature; (3) along the arc of a curve to the left having a radius of two thousand six hundred fifteen and fifty-five hundredths feet (2,615.55 feet) an arc length of twenty-nine and seventy-five hundredths feet (29.75 feet) and a chord having a bearing of South fifty-eight degrees thirty minutes ten seconds East a distance of twenty-nine and seventy-five hundredths feet (South 58 degrees 30 minutes 10 seconds East 29.75 feet) to said iron pin; thence from said iron pin marking the point of beginning, extending along the said southerly boundary line of land now or formerly of the Central Railroad of New Jersey, along the arc of a curve to the left, having a radius of two thousand six hundred fifteen and fifty-five hundredths feet (2,615.55 feet) an arc length of fifty feet (50 feet) and a chord having a bearing of South fifty-nine degrees twenty-four minutes ten seconds East a distance of fifty feet (South 59 degrees 24 minutes 10 seconds East 50.00 feet) to a pin marking a corner of Lot Number 12; thence extending along said Lot Number 12, South twenty-nine degrees twenty-two minutes zero seconds West a distance of four hundred thirty-one and ninety-six hundredths feet (South 29 degrees 22 minutes 00 seconds West 431.96 feet) to an iron pin located in the northerly boundary line of a twenty feet (20 feet) wide 'Tow Path' of the Three Mile

Boating Association, Inc.; thence extending along the said northerly boundary line of the twenty feet (20 feet) wide 'Tow Path' of the Three Mile Boating Association, Inc., North forty-seven degrees seven minutes forty seconds West a distance of one hundred and fifty-six hundredths feet (North 47 degrees 07 Minutes 40 seconds West 100.56 feet) to an iron pin marking a corner of Lot Number 9; thence extending along said Lot Number 9, North thirty-six degrees one minute twenty seconds East a distance of four hundred twelve and thirty-two hundredths feet (North 36 degrees 01 minutes 20 seconds East 412.32 feet) to the place of Beginning.

CONTAINING thirty-one thousand three hundred seventy-six and seventy-seven hundredths square feet (31,376.77 square feet) of land, more or less.

Said Lots Number 10 and 11 being the same as shown on 'Survey Plan—Section V—Three Mile Boating Association, Inc.' dated July 15, 1972, prepared by Thomas Mynter Edelman, R.S.

SUBJECT to the following easement for obtaining access to boat launch at the river:

ALL THAT CERTAIN lot or piece of ground located in Lehigh Township, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin located along the common boundary line of former Lot 7 and former Lot 8 in lands known as 'Section 5—Three Mile Boating Association, Inc.', said iron pin also located along the northerly shoreline of the Lehigh River; thence (1) North thirty-six degrees zero minutes zero seconds East one hundred twenty-four and twenty-five hundredths feet (North 36 degrees 00

minutes 00 seconds East 124.25 feet) in and along the common boundary line of former Lot 7 and Lot 8 to an iron pin; thence (2) South fifty-four degrees zero minutes zero seconds East four feet (South 54 degrees 00 minutes 00 seconds East 4.00 feet) in and along former Lot 8 (now or late of William R. Pollock and wife) to an iron pin; thence (3) South thirty-seven degrees forty-nine minutes twenty seconds West one hundred twenty-four and thirty-one hundredths feet (South 37 degrees 49 minutes 20 seconds West 124.31 feet) in and along said former Lot 8 to the aforementioned place of Beginning.

Containing two hundred fifty-one and four thousand two hundred forty-one ten-thousandths square feet (251.4241 square feet) of land, more or less.

SUBJECT ALSO to restrictions as appear in the chain of title.

BEING KNOWN AS Northampton County Tax Parcel ID Numbers K2-8-8G-0516 and K2-8-8A-0516.

TITLE TO SAID PREMISES IS VESTED IN Janet D. Butler and Gregory A. Butler, h/w, by Deed from Donna Marie Knisley, unmarried, dated 07/31/2002, recorded 08/05/2002 in Book 2002-1, Page 203639.

BEING KNOWN AS 168 Lower 3 Mile Lane aka 4569 Three Mile Lane, Walnutport, PA 18088.

TAX PARCEL NUMBER: K2 8 8G 0516 and K2 8 8A 0516.

THEREON BEING ERECTED a trailer/mobile home with aluminum siding and flat roof; vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Janet D. Butler and Gregory A. Butler.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 7
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-10886

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Palmer, County of Northampton and State of Pennsylvania, designated on plan of lots of Parkwood, Section C, Portion 2, recorded in the Office for the Recording of Deeds, etc., at Easton, Pennsylvania, in and for the County of Northampton in Map Book No. 12, Page 40, as Lot No. 127, bounded and described as follows, to wit:

BEGINNING at a point, the Northwest corner of the intersection of Eldridge and Martin Streets, then westwardly along the North side of Eldridge Street sixty (60') feet to a point, thence Northwardly along Lot No. 126 one hundred fifty-three and eighty-six one hundredths (153.86') feet to a point, thence Eastwardly forty-eight and thirty-three one-hundredths (48.33') feet to a point, thence southwardly along the West side of Martin Street one hundred fifty-six (156') feet to the place of beginning.

BEING the same premises which is vested in Wesley R.P. Taylor, by Deed from Wesley R.P. Taylor and Jacquelyn M. Taylor, husband and wife, by Deed dated 03/06/2006 and recorded 03/29/2006 in Book 2006-1 Page 123850, Instrument# 2006020355.

BEING KNOWN AS 2601 Eldridge Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: L8NE4 4 1 0324.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Wesley R.P. Taylor.

MICHAEL T. McKEEVER, ESQUIRE

No. 8
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-01189

ALL THAT CERTAIN Lot Or Tract Of Land Situate In The Township Of Upper Mt. Bethel, County Of Northampton, And Commonwealth Of Pennsylvania, Being Lot No. 14 On Plan Of Country Manor Subdivision, Section II, Recorded In Map Book Volume 87, Page 27, Bounded And Described As Follows, To Wit:

BEGINNING On The North Side Of Green Tree Lane And The Comer Of Lot #13, Thence Along Lot #1 3, N 42 Degrees 45' 51" E 276.00 Feet To A Point, Thence Along Lot #12, S 48 Degrees 32' 28" E 162.00 Feet To A Point; Thence Along Lots #16 And #15, S 42 Degrees 45' 51" W 276.00 Feet To A Point, Thence Along The North Side Of Aforesaid Green Tree Lane, N 48 Degrees 32' 28" W 162.00 Feet To Point And Place Of Beginning. CONTAINING 1.0261 Acres.

IT BEING LOT #14 Of Country Manor Subdivision .

BEING The Same Premises Which Is Vested In Michael Lepore And Pamela Lepore, His Wife By Deed From T.M. Builders, Inc., Dated 04/19/2000 And Recorded 04/27/2000 In Deed Volume 2000-1 Page 49249, Instrument# 2000014980.

BEING KNOWN AS 32 Green Tree Lane, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: B11 5 4Q 0131.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Pamela J. Lepore and Michael V. Lepore.

MICHAEL T. McKEEVER, ESQUIRE

No. 9
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05309

ALL THAT CERTAIN message, tenement and lot or piece of ground SITUATE in the City of Bethlehem (formerly Borough of South Bethlehem) County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the Southeast line of Pawnee Street, at the distance of 60 feet North of Freytag Street, now Mochican Street; thence running Northeast along said Pawnee Street a distance of 20 feet, more or less; thence extending in a Southerly direction 105 feet more or less, to a point; thence extending in a Westerly direction a distance of 20 feet, more or less, to a point and thence extending in a Northerly direction through the middle of the partition wall between properties numbers 623 and 625 Pawnee Street a distance of 105 feet, more or less to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Hortencia Reyes, by Deed from Virginia Garcia, dated 11/01/2004, recorded 11/10/2004 in Book 2004-1, Page 438865. HORTENCIA REYES died on October 10, 2011, and PETRA R. DURAN was appointed Administratrix of her estate. Letters of Administration were granted to her on November 1, 2011 by the Register of Wills of Northampton County, No. 2011-1509. Decedent's surviving heirs at law and next-of-kin are HIRAM RIVERA, SOLMARIE RIVERA and PETRA R. DURAN. On January 4, 2013 a Court Order was granted removing PETRA R. DURAN as Administratrix of the estate and appointing IVETTE RIVERA as Administratrix DBN. By

executed waiver(s), PETRA RIVERA-DURAN waived her right to be named as a defendant in the foreclosure action.

BEING KNOWN AS 623 Pawnee Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2C 14 16 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Hiram Rivera and Solmarie Rivera in their capacity as Heirs of the Estate of Hortencia Reyes and Ivette Rivera, in her capacity as Administratrix dbn of the Estate of Hortencia Reyes and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or under Hortencia Reyes, Deceased.

ADAM H. DAVIS, ESQUIRE

No. 10
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06974

All that certain piece, parcel and lot of land situated in the West side of South 17th Street in the Borough of Wilson, formerly Palmer Township, in the County of Northampton and State of Pennsylvania, being Lot No. 78 as designated on a certain map, bounded and described as follows, to wit:

Beginning at a corner of Lot No. 79 at a distance of 125 feet from the Southwest corner of South 17th Street and the Nazareth Road now called Northampton Street, thence extending in front or width along the West side of said 17th Street Southwardly 25 feet to a corner of Lot No. 77 and extending of that width in depth Westwardly 100 feet more or less now or late of Herman Sadler.

Bounded on the North by land now or late of George A. Rader, on the East by South 17th Street, on the South by Lot No. 77, and on the West by land now or late of Herman Street.

Being the same premises which Ryan S. Williams and Amy E. Williams, husband and wife, granted and conveyed unto Bryan D. Linton and Christine M. Linton, husband and wife, as tenants by the entireties, by Deed dated June 30, 2009, and recorded July 22, 2009, in Deed Book Volume 2009-1, Page 187799, at the Recorder of Deeds Office in and for the County of Northampton, Commonwealth of Pennsylvania.

Title to said Premises vested in Bryan D. Linton, individually by Deed from Bryan D. Linton and Christine M. Linton, husband and wife dated 01/23/2013 and recorded 01/31/2013 in the Northampton County Recorder of Deeds in Book 2013-1, Page 28597.

BEING KNOWN AS 15 South 17th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2D 5 5 0837.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Bryan D. Linton and Christine M. Linton.

ROBERT W. WILLIAMS, ESQUIRE

No. 11
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05017

All that certain tract, piece or parcel of land situated in the Borough of Wilson, Northampton County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the north side of Front Street at the distance of six hundred twelve (612) feet and six (6) inches west from the northwest corner of the intersection of Front Street with the west building line of Balata Street; thence in a westerly direction along the north side of Front Street seventy-nine (79) feet to a point; and thence extending northwardly at right angles to Front Street and passing through the middle partition wall of a double brick dwelling house, one hundred fifty (150) feet, more or less, to a point on the south side of a fifteen (15) feet wide alley; and thence extending in an easterly direction along the south side of said fifteen (15) feet wide alley seventy-nine (79) feet to a point; and thence extending in a southerly direction one hundred fifty (150) feet to a point, the place of Beginning.

BOUNDED on the north by a fifteen (15) feet wide alley, on the east by land now or late of Schuyler S. Hummel, on the south by Front Street and on the west by the western one-half of a double brick dwelling house, the property of Wilson A. Kemmerer and Sarah Kemmerer, his wife.

TITLE TO SAID PREMISES IS VESTED IN Kimberly Berger, married and Elwood D. Berger, unmarried, daughter and father, by Deed from Kimberly Berger and Elwood D. Berger, daughter and father and Dennis Berger, dated 03/31/2008, recorded 05/14/2008 in Book 2008-1, Page 142824.

BEING KNOWN AS 2475 Front Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NW1C 8 23 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling

with vinyl and brick exterior and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Kimberly Berger and Elwood Berger aka Elwood D. Berger.

ADAM H. DAVIS, ESQUIRE

No. 12

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07233**

ALL THAT CERTAIN lot or piece of land with the Northern one-half of a double dwelling house erected thereon situate on the Eastern side of South 23rd Street in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, and known as No. 812 South 23rd Street, bounded and described as follows, to wit:

TRACT No. 1

BEGINNING at a point in the Eastern building line of said South 23rd Street, said point being distant 118 feet 6 inches Northward from the intersection of the Eastern building line of South 23rd Street with the Northern building line of a 10 feet wide alley, as designated on the Plan of Lots of Young and Hay: thence extending in an Easterly direction in a line parallel with Hay Street for a distance of 100 feet to a point; thence extending in a Southerly direction in parallel line with South 23rd Street for a distance of 16 feet to a point; thence extending in a Westerly direction in a line parallel with Hay Street for a distance of 100 feet to a point in the Eastern building line of South 23rd Street; thence in a Northerly direction along the Eastern building line of South 23rd Street for a distance of 16 feet to the point of Beginning.

The middle of the partition between this house and the house adjoining

it on the South being the dividing line between the two properties and the center of the private alley, between this house and the house on the North being the dividing line between both properties.

BOUNDED on the North by property now or late of Robert M. Lilley; on the South by property now or late of Thomas William Daws and Thomas Price Daws; on the East by a 10 feet wide alley; and on the West by South 23rd Street.

TRACT NO. 2

ALL THAT CERTAIN tract of land situate in the Borough of Wilson, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the West side of a 10 feet wide alley, which said alley leads Northwardly from another 10 feet wide alley which runs from 23rd Street to Hay Street, which said point is North 68 degrees 02 minutes East 100 feet to a point that is North 05 degrees 30 minutes West 118.5 feet of the point of intersection of the North line of last mentioned alley, with the East line at 23rd Street; thence South 05 degrees 30 minutes East 16 feet to a point in the property now or late of Norwood W. Hoff and Jane Hoff, his wife; thence North 68 degrees 02 minutes East of that same width in depth to the last mentioned alley between parallel lines, which said parallel lines are prolongations of the North and South boundary lines of the property of the said parties of the first part hereof.

BEING the same premises which John J. Landrigan and Claire M. Landrigan, husband and wife by deed to Lawrence J. Quick and Michelle L. Ehlman, dated 09/24/2003 and recorded 10/21/2003 in Book

2003-1 Page 438144, Instrument# 2003073717.

BEING KNOWN AS 812 South 23rd Street, Northampton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 16 45 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Lawrence J. Quick, Jr. and Michelle L. Quick aka Michelle L. Ehlman.

MICHAEL T. MCKEEVER, ESQUIRE

No. 13

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-09838**

All that certain tract, piece or parcel of land situate in the Township of East Allen, County of Northampton and Commonwealth of Pennsylvania, being Lot "A" on the plot of lots of Francis Bachman, recorded in Map Book 13 described as follows, to wit:

Beginning at a point in the center of the public road leading from Jacksonville to Klecknersville, being also the common corner with Lots No. 2 and Lots No. 3; thence along the middle of the road, South 08° 00 East 321.87 feet to a point this corrects a typographical error in the description of the deed of record which stated 21.87 feet; thence North 88° 39' West 11.75 feet to a point in 45; thence along the center of highway No. 45, North 36° 35' West 387.58 feet to a point in the said highway and the land of Lot "B" this corrects a typographical error in the description of the deed of record which stated 287.58 feet; thence along the line of Lot "B", North 88° 00' East 198.32 feet to the point and place of beginning.

Being the same premises which James J. McMahon and James A. McMahon, by Deed dated

04/05/2007 and recorded 04/10/2007 in the Recorder's Office of Northampton County, in Deed Book 2007-1 Page 131972, granted and conveyed unto Anibal R. Guzman.

BEING KNOWN AS 8621 Grouse Drive, Bath, PA 18014.

TAX PARCEL NUMBER: K5 4 5 0508.

THEREON BEING ERECTED a ranch single style dwelling with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Anibal R. Guzman.

MICHAEL T. MCKEEVER, ESQUIRE

No. 14

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05082**

ALL THAT CERTAIN message, tenement and lot or piece of ground situate in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, being a part of Lot No. 71 Church Street designated on the Map of Bethlehem published by William T. Roepper, bounded and described as follows, to wit:

BEGINNING at a point the northwest corner of Church and Linden Streets thence northwardly in and along the East line of Linden Street a distance of forty-nine (49 feet) feet, and extending of that width eastwardly between parallel lines at right angles to Linden Street, a distance of sixty (60 feet) feet to Lot No. 73 Church Street.

BOUNDED on the North by land of John S. Jacobs, on the South by Church Street on the East by Lot No. 73 Church Street and on the West by Linden Street.

BEING KNOWN as Nos. 402-404 Linden Street, according to the

present plan of numbering of the City of Bethlehem, Pennsylvania.

BEING THE SAME PREMISES which the 402-404 Linden Street Land Trust, of which Martha I. Lauser is Trustee pursuant to a certain Trust Agreement dated July 23, 1999, by Indenture dated August 11, 1999, and recorded in the Office of the Recorder of Deeds in and for the County of Northampton, in and for the Commonwealth of Pennsylvania, in Deed Book Volume 1999-1 Page 128829 granted and conveyed unto Ernest Wilson and Amanda Wilson, husband and wife. And the said Ernest Wilson (a/k/a Ernest J. Wilson, Jr.) and Amanda Wilson by Indenture dated April 18, 2007, and recorded May 1, 2007, in the Office of the Recorder of Deeds in and for the County of Northampton, in and for the Commonwealth of Pennsylvania, in Deed Book Volume 2007-1 Starting Page 158713 granted and conveyed unto Amanda Wilson.

BEING THE SAME PREMISES which Amanda Wilson by deed dated January 4th, 2008, and recorded in the Office of the Recorder of Deeds in and for the County of Northampton, in and for the Commonwealth of Pennsylvania, in Deed Book 2008-1 page 13681, granted and conveyed unto Amanda Wilson and Larry D. Diehl, as Joint tenants with Right of Survivorship and not as tenants in Common.

BEING KNOWN AS 402-404 Linden Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE4B 6 10 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Larry D. Diehl and Amanda J. Wilson.

MICHAEL T. McKEEVER, ESQUIRE

No. 15

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03027**

ALL THAT CERTAIN tract or piece of land situate in the Borough of Bangor, in the County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin in the public road leading from Bangor to Stroudsburg, said public road being now North Main Street, in the said Borough of Bangor; thence by land of George Leibert, now land of Amellus J. Nagle, South eighty-six (86) degrees West one hundred and one (101) feet to a stone; thence by land of Harry E. Flory North four (4) degrees West forty (40) feet to a stone; thence by land of Harry E. Flory North eighty-six (86) degrees East one hundred and one (101) feet to an iron pin in said public road; thence in said public road, now North Main Street, South four (4) degrees East forty (40) feet to the place of BEGINNING.

Containing fourteen and seven-tenth (14.7) perches of land.

BEING KNOWN AS 24 North Main Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2A 9 7 0102.

THEREON BEING ERECTED a three-story apartment building with vinyl siding and flat roof.

SEIZED AND TAKEN into execution of the writ as the property of Martin Goldin.

MARTIN S. WEISBERG, ESQUIRE

No. 16

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10454**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL

IDENTIFIER: M9SW1-9-10-0324 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL those seven (7) contiguous lots or parcels of land, lying being and situate in the Township of Palmer, County of Northampton and State of Pennsylvania and more particularly described as Lots Nos. 306-7-8-9-10-11 and 12 Riverview Gardens Tract so called and described, said lots having a combined width of 145 feet on the east side of Blair Street and running eastwardly in depth 110 feet, as shown and laid out on a certain plan of lots made and surveyed by Paul G. Breining Company of Allentown, Pennsylvania, said map being recorded in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Map Book 9, Page 50, and also in Plan Book 15, Page 2, on December 28, 1959, relating being thereunto had, more fully and at large appears, and being more fully bounded and described as follows:

BEGINNING at a point in an iron pipe located at the southeast corner of Blair Street and Florian Street (formerly Aicher Street);

THENCE along the east side of Blair Street, southerly 145 feet to an iron pipe;

THENCE easterly along the line of Lot No. 306 and Lot No. 305, and at right angles to Blair Street, 110 feet to an iron pipe on the west side of "E" Street;

THENCE northerly along the west side of "E" Street, and parallel to and 110 feet distant from the aforementioned Blair Street, a distance of 145 feet to an iron pipe at the southwest corner of "E" Street and Florian Street;

THENCE along the south side of Florian Street, westerly 110 feet to an iron pipe, the place of beginning.

Only a one-family dwelling shall be erected on the above lots and the dwelling and private garage shall cost no less than \$15,000.00.

The rights and privileges to connect to the water line now on Blair Street are included in the conveyance of the above stated lots.

BEING the same premises which WILLIAM J. EASTERDAY, JR. AND JOAN M. EASTERDAY, HUSBAND AND WIFE, by Deed dated December 23, 2009 and recorded December 28, 2009 in and for Northampton County, Pennsylvania, in Deed Book Volume 2009-1, Page 319403, granted and conveyed unto Clifford C. Easterday and Nora A. Easterday, husband and wife .

BEING KNOWN AS 1500 Blair Street, Easton, PA 18045.

TAX PARCEL NUMBER: M9SW1 9 10 0324.

THEREON BEING ERECTED a ranch single style dwelling with brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Clifford C. Easterday and Nora A. Easterday.

SCOTT A. DIETTERICK, ESQUIRE

No. 17

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-11747**

ALL THAT CERTAIN messuage or tenement or piece of ground with the improvements erected thereon situate on the East side of Washington Avenue, in the Borough of Northampton (formerly Alliance), Northampton County, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the East side of Washington Avenue, in line of Lot No. 150, property of the now or

late Charles O. Worley, thence eastward along said lot a distance of one hundred and twenty-five feet (125 feet) to a point on the West side of an alley twenty feet (20 feet) wide, thence southward along the West side of said alley a distance of twenty feet (20 feet), more or less, to a point in line of a lot now or late of Harry A. Rehrig and now or late of Dorothy M. Rehrig, thence westward along said lot, passing through the middle of a party wall, a distance of one hundred and twenty-five feet (125 feet) to a point on the East side of Washington Avenue, thence northward along the East side of Washington Avenue a distance of twenty feet (20 feet), more or less, to the point or place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Cheryl L. Bellesfield, by Deed from John J. Sywensky, married and Carol L. Sywensky, his wife, dated 05/14/2004, recorded 05/24/2004 in Book 2004-1, Page 195071.

BEING KNOWN AS 1459 Washington Avenue, Northampton, PA 18067.

TAX PARCEL NUMBER: L4SW3D 9 5 0522.

THEREON BEING ERECTED a two-story half-of-double style dwelling with aluminum siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Cheryl L. Bellesfield.

JONATHAN LOBB, ESQUIRE

No. 18

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05805**

ALL THAT CERTAIN southern half of a double frame messuage, tenement and lot or piece of land, lying and being in the City of Easton, Northampton County, Pennsylvania, known as

No. 119 South 9th Street, bounded and described as follows, to wit:

BEGINNING at a point on the west side of South 9th Street, which said point is at the distance of 86 feet 6 inches North from the northwest corner of said South 9th Street and Spruce Street;

THENCE extending Northwardly along the west side of said South 9th Street, 15 feet, more or less, to a point in line with the middle of the partition wall dividing No. 117 and No. 119 South 9th Street;

THENCE Westwardly of that width in depth, 78 feet to a point, being land now or late of Lawrence Greco.

BOUNDED on the North by other property of the West Ward Building Association of Easton, Pennsylvania, on the East by South 9th Street, on the South by property now or late of Marion Pentz, and on the West by land now or late of Lawrence Greco, formerly of Naomi Steckel.

TITLE TO SAID PREMISES IS VESTED IN James S. Collins, Jr. and Tina M. Collins, h/w, by Deed from Benita L. Collins, widow, dated 04/30/1999; recorded 05/05/1999 in Book 1999-1, Page 64266.

BEING KNOWN AS 119 South 9th Street aka 119 9th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1C 1 10 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Tina M. Collins and James S. Collins, Jr.

JONATHAN LOBB, ESQUIRE

No. 19

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-00593**

ALL THE CERTAIN messuage, tenement and lot or piece of land

situate on the South side of East Garrison Street in the Ninth Ward of the City of Bethlehem, Northampton County, Commonwealth of Pennsylvania, known as 420 East Garrison Street according to present city numbering, bounded and described as follows:

BEGINNING at a point in the southerly side of East Garrison Street, said point being South seventy-eight degrees fifty-five minutes East thirty-five and eighty-eight hundredths feet, more or less, from the present center of Edge Street; thence along the said southerly side line of East Garrison Street, South seventy-eight degrees fifty-five minutes East thirty-five and eighty-five hundredths feet, more or less, from the present center of Edge Street; thence along the said southerly side line of East Garrison Street, South seventy-eight degrees fifty-five minutes East a distance of thirteen and twenty-five hundredths (13.25) feet to a point; thence in and through the party wall dividing premises herein described and premises immediately adjacent to the East known as 422 East Garrison Street, South nine degrees fifty-one minutes thirty-four seconds West a distance of ninety (90) feet to an iron pipe set in the northerly side of an alley; thence along the said northerly side of said alley, North seventy-eight degrees fifty-five minutes West a distance of thirteen and twenty-five hundredths (13.25) feet to an iron pipe; thence through land now or late of Edward S. Bauder and wife and in and through the party wall of premises herein described and 418 East Garrison Street immediately adjacent to the West, North nine degrees fifty-one minutes thirty-four seconds East a distance of ninety (90) feet to a point in the southerly side of East Garrison Street, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Antonio Torres-Gonzalez, unmarried, by Deed from Ruth Ann Grady, unmarried, dated 09/12/2006, recorded 09/18/2006 in Book 2006-1, Page 383743.

BEING KNOWN AS 420 East Garrison Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: P6NE2A 22 3 0204.

THEREON BEING ERECTED a two-story row home style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Antonio Torres-Gonzalez.

ADAM H. DAVIS, ESQUIRE

No. 20

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-11138**

ALL THAT CERTAIN two and one-half story brick dwelling house and lot of land situated on the north side of Lehigh Street, in the said City of Easton, County of Northampton and Commonwealth of Pennsylvania, known as 1021 Lehigh Street, in Easton, Pennsylvania, more particularly bounded and described as follows:

CONTAINING twenty-three (23) feet in front on the north side of Lehigh Street and extending northwardly of that width one hundred nineteen (119) feet, more or less, in depth.

BOUNDED on the north by property now or late of Mary Lawall and Lillian Lawall, on the east by property now or late of Mary Lawall, on the south by Lehigh Street, and on the west by property now or late of Selinda Hofacker.

TITLE TO SAID PREMISES IS VESTED IN Mark R. Millhime, by Deed from James H. Morse and

Susan A. Morse, h/w, dated 11/27/2002, recorded 12/02/2002 in Book 2002-1, Page 339155.

BEING KNOWN AS 1021 Lehigh Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D 15 18 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Mark R. Millhime.

JONATHAN LOBB, ESQUIRE

No. 21

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05308**

ALL THAT CERTAIN tract of land situate on the eastern side of State Street in the Borough of Portland, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the street line of land of Herbert Pearson of which this is a part; thence in and along said street North thirty degrees twenty-seven minutes East 90 feet to a point; thence by widow Allen's lot South 59 degrees 48 minutes East 146.52 feet to a point corner in the middle of Jacobus Creek; thence by land formerly of N. Halstead, now Luther Keller in and across said creek; South 50 degrees 27 minutes West 97.78 feet to a corner; thence North 59 degrees 48 minutes West 113.76 feet to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN John Gonzalez and Sandra Gonzalez, h/w, by Deed from Alissa A. Albert, nbm, Alissa A. Sellers and John L. Sellers, h/w, dated 04/27/2009, recorded 04/28/2009 in Book 2009-1, Page 96066.

BEING KNOWN AS 217 State Street, Portland, PA 18351.

TAX PARCEL NUMBER: C11NE2B 8 1 0127.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; detached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of John Gonzalez and Sandra Gonzalez.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 22

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2010-08953**

ALL THAT CERTAIN one- half (1/2) of a two and one half (2 1/2) story frame dwelling and lot or piece of ground situate on the East side of Main Street Between Thirteenth and Fourteenth Streets in the Borough of Northampton, Northampton County, Pennsylvania, and known as No. 1311 Main Street, bounded and described as follows, to wit:

BEGINNING at a point on the East side of Main Street in line of land now or late of David A. Kriebel; thence Southward along the East side of Main Street a distance of Twenty- five (25) feet more or less to a point; thence Eastward through middle of a party wall and along line of premises now or late Joseph J. Marakovits and Helen E. Marakovits, and known as 1309 Main Street, a distance of One Hundred Forty (140) feet to a point on the West side of an alley Fifteen (15) feet wide; thence from said point Northward along the West side of said alley a distance of Twenty- five (25) feet more or less, a to a point in line of lands now or late of David A. Kriebel; thence Westward along lands of David A. Kriebel known as 1315 Main Street a distance of One hundred Forty (140) feet to the point or place of beginning.

NORTHAMPTON COUNTY TAX
PARCEL ID NO: M4NE2A-9-18.

BEING THE SAME PREMISES
which Stephen Skrapits, Jr. Single,
by Deed dated July 31, 2006, and
recorded August 8, 2006, in the Office
of the Recorder of Deeds in an for the
County of Northampton, Pennsylvania,
at Deed Book Volume 2006-1
Page 323608, granted and conveyed
unto Paul S. Hurlburnt, single, in fee.

Being known as: 1311 Main
Street, Northampton, Pennsylvania
18067.

Title to said premises is vested in
Robert C. Gregory and Theresa A.
Gregory, husband and wife, by deed
from PAUL S. HURLBURT, SINGLE
dated August 25, 2006 and recorded
September 8, 2006 in Deed Book
2006-1, Page 371415 .

TAX PARCEL NUMBER: M4NW2A
9 18 0522.

THEREON BEING ERECTED a
two-story half-of-double style dwelling
with shingle roof; detached one-car
garage.

SEIZED AND TAKEN into
execution of the writ as the property
of Robert C. Gregory and Theresa A.
Gregory.

JOSEPH F. RIGA, ESQUIRE

No. 23
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04868

ALL THAT CERTAIN message,
tenement and lot or piece of ground
situate on the East side of South
Eleventh Street, between Spruce and
Lehigh Streets, in the City of Easton,
County of Northampton and State of
Pennsylvania, containing in front on
said South Eleventh Street, fourteen
(14) feet and six (6) inches, and
extending of that same width in depth
Eastwardly along a ten (10) feet wide

private alley, eighty-five (85) feet and
six (6) inches, to lands now or late of
Mary A. Huber,

BOUNDED on the North by
property now or late of John V. Stout,
on the East by lands now or late of
Mary A. Huber, on the South by said
ten (10) feet wide private alley, and on
the West by said South Eleventh
Street. The middle of the partition
dividing the above mentioned property
now or late of John V. Stout on the
North, to be deemed, taken and/or
considered as the division line.

TITLE TO SAID PREMISES IS
VESTED IN Salvatore Rampulla, Jr.,
by Deed from Rick Rampulla,
Executor of the Will of Sandra L.
Gillen and Rick Rampulla and
Salvatore Rampulla, Jr. and Thomas
Gillen, Jr., dated 04/03/2006,
recorded 04/04/2006 in Book
2006-1, Page 133811.

BEING KNOWN AS 138 South
11th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1D
15 35 0310.

THEREON BEING ERECTED a
two-story half-of-double style dwelling
with vinyl siding and shingle roof.

SEIZED AND TAKEN into
execution of the writ as the property
of Salvatore Rampulla, Jr.

MATTHEW BRUSHWOOD,
ESQUIRE

No. 24
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08028

TRACT NO. 1

ALL THAT CERTAIN message,
tenement and lot or piece of ground
situated on Laufer Street (formerly
referred to as Lawfer Avenue) in the
City of Bethlehem, County of
Northampton and Commonwealth of
Pennsylvania, known as No. 937
Laufer Street, and bounded and
described as follows, to wit:

BOUNDED on the South by said Laufer Street, on the North by a three feet (3 feet) wide alleyway, on the East by property No. 937 1/2 Laufer Street and on the West by a two and one-half feet (2 1/2 feet) wide alleyway; it being the westerly one-half (1/2) of a double brick building and lot containing in front on said Laufer Street fifteen feet (15 feet) and in depth of equal width to said three feet (3 feet) wide alleyway, sixty-seven feet (67 feet) more or less.

TRACT NO. 2

ALL THAT CERTAIN lot or piece of land situate on the south side of East Fifth Street in the Fifth Ward of the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, known and designated as number nine hundred thirty-eight (938) East Fifth Street, bounded and described as follows, to wit:

BOUNDED ON THE East by nine hundred thirty-eight and one-half (938 1/2) East Fifth Street, on the South by a three feet (3 feet) wide passageway, on the West by a two and one-half feet (2 1/2 feet) wide passageway, designated as Lot No. two hundred fifty-eight (258) on Plan of L.S. Jacoby recorded in the Office for the recording of Deeds in and for Northampton County at Easton, Pennsylvania, in Map Book No. 1, Page 54; and on the North by East Fifth Street.

CONTAINING in front on East Fifth Street, fifteen feet (15 feet) and extending of that width in depth southwardly seventy feet (70 feet) to the three feet (3 feet) wide passageway the eastern boundary line formerly passing in part through the middle of a party wall.

TAX PARCEL NOS. ARE P6SE2A-30-25, P6SE2A-30-16.

TITLE TO SAID PREMISES IS VESTED IN Monica M. Dillard and Jamal N. Peters, as joint tenants with

the right of survivorship by Paulette Johnson n/k/a Paulette Johnson Ruch and Christopher E. Ruch, wife and husband, dated 05/28/2004, recorded 06/03/2004 in Book 2004-1 Page 213348.

BEING KNOWN AS 937 Laufer Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SE2A 30 25 0204 and P6SE2A 30 16 0204.

THEREON BEING ERECTED a two-story row home style dwelling with vinyl siding and shingle roof; vacant land.

SEIZED AND TAKEN into execution of the writ as the property of Monica M. Dillard and Jamal N. Peters.

MATTHEW BRUSHWOOD,
ESQUIRE

No. 25

**BY VIRTUE OF A CERTAIN
WRT OF EXECUTION
CV-2012-12349**

ALL THAT CERTAIN lot or piece of ground with the dwelling No. 1450 High Street thereon erected, situate, lying, and being in the 14th Ward, City of Bethlehem, County of Northampton, Commonwealth of Pennsylvania, more particularly bounded and described as follows:

BEGINNING at the exact Southeast corner of the intersection of High Street and Hillmond Street; thence along the Easterly line of said High Street, Southwardly 13.75 feet to a point, said point also on the extension of a line through the middle of the party or partition wall dividing the dwelling herein described from the one adjoining immediately on the South; thence Eastwardly at right angles to said High Street, and through the middle of the party or partition wall aforesaid, 105 feet to the Westerly line of an alley 20 feet

wide; thence Northwardly along the said Westerly line of said alley, 14.67 feet to the Southerly line of Hillmond Street aforesaid; thence Westwardly along the said Southerly line of Hillmond Street, 105 feet to the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Mark James Bologna, by Deed from Thomas J. Kresh and Melinda Kresh, h/w, dated 04/30/2007, recorded 05/07/2007 in Book 2007-1, Page 169466.

BEING KNOWN AS 1450 High Street, Bethlehem, PA 18018.

TAX PARCEL NUMBER: N6SE4B 5 21 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Mark J. Bologna aka Mark James Bologna.

JONATHAN LOBB, ESQUIRE

No. 26

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03920**

ALL THAT CERTAIN lot or piece of ground situated on the east side of North Wright Street, Second Ward, Wilson Borough, Northampton County, Pennsylvania, known and designated as No. 29 North Wright Street, bounded and described as follows, to wit:

BEGINNING at a point 216 feet south of the building line at the southeast corner of Wright and Liberty Streets, thence extending southwardly along the east side of Wright Street a distance of 40 feet, thence extending eastwardly of this width, between parallel lines, 124 feet, more or less, to a fifteen feet wide alley.

BOUNDED on the north by property now or late of W. Wesley Simon et al., on the East by the fifteen feet wide alley aforesaid, on the South by property now or late of Jacob Grollman and wife, on the West by Wright Street.

TITLE TO SAID PREMISES IS VESTED IN Anthony A. Ventura and Jeanne Ventura, h/w, by Deed from Richard G. Young and Veronica E. Young, h/w, dated 01/20/1987, recorded 01/20/1987 in Book 718, Page 949.

BEING KNOWN AS 29 North Wright Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2A 15 12 0837.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeanne Ventura and Anthony A. Ventura aka Anthony Ventura.

ADAM H. DAVIS, ESQUIRE

No. 27

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09399**

All that certain piece, parcel or tract of land lying and being situate in the Township of Washington, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a point in the center-line of Township Road No. 680 leading from Ackermanville to Pen Argyl, thence along the Northerly line of land now of Thomas Joella North 73 Degrees 00 Minutes East 178.75 feet to a point marking the North East corner of said, Joella land; thence along land of Charles E. Williams, et. al. herein North 18 Degrees 44 Minutes West 363.77 feet to a point in the center of State Legislative Route

48036 leading from Bangor to Delabole; thence in and along the center of said Legislative Route South 82 Degrees 28 Minutes West 169.08 feet to a point at the intersection of the centerlines of said Legislative Route and Township Road No. 680; thence in and along the center of said Township Road No. 680 South 11 Degrees 27 Minutes East 100.00 feet; thence still in and along same South 18 Degrees 44 Minutes East 292.01 feet to the place of Beginning.

Containing 1.538 acres.

TITLE TO SAID PREMISES IS VESTED IN Thomas J. Donohue, single, by Deed from Lorene L. Williams, a single widow, dated 06/19/1998, recorded 06/23/1998 in Book 1998-1, Page 80382.

BEING KNOWN AS 549 O West Road, Bangor, PA 18013.

TAX PARCEL NUMBER: E9 21 1G 0134.

THEREON BEING ERECTED a ranch single style dwelling with brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Thomas J. Donohue.

ADAM H. DAVIS, ESQUIRE

No. 28
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-05788

All that certain message, tenement, tract or piece of land situate in the Township of Plainfield, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

Beginning at a corner in the center of a thirty foot wide road and land of George A. Melvin, thence along the same in a southerly direction, one hundred thirty (130) feet to a corner of land now or late of B. F. Miller,

thence along the same in a westerly direction, one hundred three (103) feet to a corner of land now or late of Thomas Fritz, thence along the same in a northerly direction, four and one-tenth perches to a corner in the center of the aforesaid public road, thence along the same in an easterly direction, one hundred thirty-nine (139) feet to the place of beginning.

It being the same premises which Kenneth Knitter and Leroy Knitter, executors under the last will and testament of George E. Knitter, deceased, by Deed dated September 29, 1983 and recorded October 3, 1983 in the Office of the Recorder of Deeds in and for Northampton County, at Easton, Pennsylvania, in Deed Book Volume 656 at Page 91 granted and conveyed unto Allen Miklas.

Title to said Premises vested in Richard E. Keenhold, Sr., Richard E. Keenhold, Jr. and Danny Keenhold t/a Keenhold Associates by Deed from Allen V. Miklas, Sr., a/k/a Allen Miklas and Evelyn M. Miklas, husband and wife dated 05/16/1988 and recorded 05/17/1988 in the Northampton County Recorder of Deeds in Book 747, Page 921.

SEIZED AND TAKEN in execution of the writ of execution of the writ as the property of Danny Keenhold t/a Keenhold Associates, Richard E. Keenhold, Jr. and Richard E. Keenhold.

BEING KNOWN AS 173 West 8th Street, Wind Gap, PA 18091.

TAX PARCEL NUMBER: E8 16 1 0626.

THEREON BEING ERECTED two-story apartment buildings with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Danny Keenhold t/a Keenhold

Associates and Richard E. Keenhold, Jr. and Richard E. Keenhold and United States of America.

ROBERT W. WILLIAMS, ESQUIRE

No. 29

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05724**

ALL THAT CERTAIN messuage or tenement and parcel or piece of land situate in the Borough of North Catasauqua, Northampton County, Pennsylvania, being Lots Nos. 8 and 10 on a Plan of Lots prepared by Hale A. Guss, R.P.E. for Mike Micio, now deceased, and now known as No. 324 GROVE STREET, North Catasauqua, Pennsylvania, bounded and described as follows, to wit:

LOT NO. 8: Beginning at a point on the Northwestern line of Grove Street; thence along said line of Grove Street South 42 degrees 35 minutes 16 seconds West for a distance of sixty-four (64.00) feet to a point on the line of a fifteen (15) feet wide alley; thence along the line of said alley North 47 degrees 30 minutes 30 seconds West for a distance of seventy-nine and eighty-one one-hundredths (79.81) feet; thence by the same North 42 degrees 35 minutes 16 seconds East for a distance of sixty-four (64.00) feet to a point on the line of Lot No. 7; thence along said line South 47 degrees 24 minutes 44 seconds East for a distance of seventy-nine and eighty-one one-hundredths (79.81) feet to the place of beginning. CONTAINING 5,102.84 square feet of land.

LOT NO. 10: BEGINNING at a point on the line of a fifteen (15) feet wide alley, thence North 47 degrees 30 minutes 30 seconds West for a distance of ninety-five and one-half (95.50) feet to a point; thence North 85 degrees 25 minutes 59 seconds

East for a distance of one hundred twenty-one and four-tenths (121.4) feet to a point on the line of said alley; thence along said alley South 2 degrees 24 minutes 34 seconds West for a distance of twenty (20.00) feet to a point; thence by the same South 42 degrees 35 minutes 16 seconds West for a distance of seventy-three and six-tenths (73.6) feet to the place of beginning. CONTAINING 4,720.43 square feet of land.

Legal Description of

A 16 Foot Wide Alley

ALL THAT CERTAIN parcel or tract of land situate in the Borough of North Catasauqua, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point located the following three (3) courses and distances from a stone monument along the now or formerly Central Railroad of New Jersey, 60 feet from the centerline and being the Northwest property corner of John Kovalchick, Deed Book Volume 913, Page 467:

1. North 2°-33'-47" West 74.55 feet to a point;

2. North 85°-25' 13" East 187.70 feet to a point;

3. South 2°-59'-25" West 124.55 feet to a point;

thence along lands now or formerly of Joseph D. Keglovits and in and along the 15 foot alley, the following three (3) courses and distances:

1. North 88°-29'-43" East 7.56 feet to a 5/8" rebar;

2. South 2°-25'-18" East 15.03 feet to a 5/8" rebar;

3. South 47°-14'-17" East 9.82 feet to a point;

thence along lands now or formerly of Mike and Debra Marakovits (being Lot 10 of an unrecorded plan of lots prepared by Hale A. Guss for Mike

Micio) South 42°-45'-43" West 64.00 feet to a point; thence along the same South 47°-20'-03" East 79.81 feet to a point; thence along the northwesterly right-of-way line of Grove Street, South 42°-45'-43" West 15.00 feet to a point; thence along the west side of said 15 foot alley, North 47°-20'-03" West 94.81 feet to a point; thence along Mike and Debra Marakovits (being Lot 8 of an unrecorded plan prepared by Hale A. Guss for Mike Micio) North 42°-45'-43" East 73.53 feet to a point; thence along the same, North 2°-28'-18" East 14.96 feet (erroneously stated as 20 feet in the original deed) to a point, the place of beginning.

CONTAINING 2,481 square feet of land.

BEING KNOWN AS 324 Grove Street, North Catasauqua, PA 18032.

TAX PARCEL NUMBER: M4SE4A 1 3 0923.

THEREON BEING ERECTED a Cape Cod single style dwelling with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Barbara A. Bedocs.

MICHAEL NESFEDER, ESQUIRE

No. 30
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07787

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate in the Township of Upper Nazareth, County of Northampton and Commonwealth of Pennsylvania, marked and designated on the map or plan of Lots entitled 'East Lawn Gardens, Section 'B'', dated September, 1949, entered of record in the Office for the Recording of Deeds, etc., at Easton, Pennsylvania, in and for the County of Northampton, in Plan Book Volume 12, page 31, as Lot No. 140, bounded and designated as follows, to wit:

BEGINNING at a point on the Northeasterly side of Liberty Street distant eighty (80 feet) feet Southeastwardly from the Southeasterly side of Charles Avenue; thence along Lot No. 118 North thirty-seven (37) degrees fourteen (14) minutes East, ninety (90 feet) feet to a point; thence along Lot No. 119 North seventy-four (74) degrees eight (8) minutes East, seventy and seventy-six one-hundredths (70.76 feet) feet to a point; thence along Lot No. 130 South twenty-eight (28) degree four (4) minutes West, fifteen and seventy-eight one-hundredths (15.78 feet) feet to a point; thence along Lot No. 139 South thirty-seven (37) degrees fourteen (14) minutes West, ninety (90 feet) feet to a point; thence along the Northeasterly side of Liberty Street North fifty-two (52) degrees forty-six (46) minutes West, seventy (70 feet) feet to the place of beginning.

TITLE TO SAID PREMISES IS VESTED IN Louis R. Cappetta, Married, by Deed from Wallace G. Keen, Jr., widower, dated 10/01/2007, recorded 11/01/2007 in Book 2007-1, Page 399576.

BEING KNOWN AS 134 North Liberty Street, Nazareth, PA 18064.

TAX PARCEL NUMBER: J8SW1 11 15 0432.

THEREON BEING ERECTED a Cape Cod single style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Louis R. Cappetta.

JOHN MICHAEL KOLESNIK,
 ESQUIRE

No. 31
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07231

ALL THAT CERTAIN lot or piece of land with the improvements thereon situate on the east side of St. John

Street, in the City of Easton, County of Northampton and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING sixty-five (65) feet south of the southeast corner of St. John Street and Cooper Alley; thence extending northwardly along St. John Street seventeen (17) feet more or less; thence eastwardly through the center of the partition wall dividing a double brick dwelling house eighty (80) feet six (6) inches to a point in other land now or late of William C. Schaefer;; thence southwardly seventeen (17) feet along land of Mary M. Seifert; thence westwardly eighty (80) feet six (6) inches along other land nor or late of William C. Schaefer, to St. John Street the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Elizabeth Jimenez and Benigno Jimenez, h/w, by Deed from Randall Williams and Debra Williams, h/w, dated 10/05/2007, recorded 10/08/2007 in Book 2007-1, Page 368955.

BEING KNOWN AS 326 Saint John Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE3D 10 13 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Elizabeth M. Jimenez aka Elizabeth Jimenez and Benigno Jimenez.

JONATHAN LOBB, ESQUIRE

No. 32
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05084

ALL THAT CERTAIN tract, parcel or piece of ground situate in the Village of Stone Church, Township of Upper Mt. Bethel, Northampton County, Pennsylvania, at the inter-

section of U.S. Traffic Route #611 and Legislative Route 43031 as surveyed by Penn-Jersey Engineering Company of Portland, Penna. in November, 1967, bounded and described as follows, to wit:

BEGINNING at an iron pipe in the southerly line of Legis. Rt. #48031 at the northeasterly corner of land of Frank Scott, Jr.; thence along a rail fence along the easterly line of the tract of Frank Scott, Jr., thirty-six degrees West, the distance of two hundred thirty-nine feet (S. 36 degrees 00 minute W. 239.0 feet) to an iron pin; thence South sixty-two degrees East, the distance of one hundred one and four tenths feet (S. 62 degrees 00 minute E. 101.4 feet) to an iron pipe on the easterly side of a large, dead elm tree; thence by the line of now or formerly, Leroy Labar; now or formerly Archie Labar; and, now or formerly, James E. Waters, North thirty degrees East, the distance of one hundred sixty-five feet (N. 30 degrees 00 minute E. 165.0 feet) to an iron pin; thence South sixty-two degrees East, the distance of one hundred forty-four feet (S. 62 degrees 00 minute E. 144.0 feet) to and crossing U.S. Traffic Route #611 to a point in the line of Frank B. Beck & wife; thence along the same and in the said highway, North thirty-one degrees fifty minutes East, the distance of seventy-five and nine tenths (N. 31 degrees 50 minutes 75.9 feet) to the southerly line of State Legis. Rt. #48031; thence along the same North sixty-two degrees West, the distance of two hundred thirty and six tenths feet (N. 62 degrees 00 minute W. 230.6 feet) to an iron pin, the place of Beginning.

TITLE TO SAID PREMISES IS VESTED IN Roger A. Fullard, by Deed from Roger A. Fullard and Wanda G. Fullard, dated 08/18/2008, recorded

08/27/2008 in Book 2008-1, Page 243857. Roger A. Fullard departed this life on 9/19/2009 and, upon information and belief his surviving heir is Wanda G. Fullard a/k/a Wanda Gale.

BEING KNOWN AS 772 South Delaware Drive aka 772 Delaware Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: E11NW2 2 1 0131.

THEREON BEING ERECTED a colonial single style dwelling with wood exterior; shed.

SEIZED AND TAKEN into execution of the writ as the property of Wanda G. Fullard aka Wanda Gale, in capacity as Heir of Roger A. Fullard, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under Roger A. Fullard, Deceased.

ADAM H. DAVIS, ESQUIRE

No. 33
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09400

Lot No. 4, Jacobsburg Manor Estates.

All that certain lot or parcel of land situated in the Township of Bushkill, County of Northampton, and Commonwealth of Pennsylvania, being Lot No.4 as shown on a plan entitled, "Final Residential Subdivision, Jacobsburg Manor Estates" dated November 13, 2002, last revised September 22, 2003 prepared by Millennium Design Services Company, Nazareth, Pa. 18064 and recorded in the Northampton County Recorder of Deeds Office in Book 2004-5, Pages 1-4, more particularly described as follows:

Beginning at a common corner of Lots No.4 and No.5 on the northwesterly side of Donato Court (50' R.O.W.); thence

1. Along the northwesterly side, South 65 degrees 03 minutes 58 seconds West, a distance of 145.00 feet to a corner of Lot No.3

2. Along Lot No.3, North 24 degrees 56 minutes 02 seconds West, a distance of 306.98 feet to a corner; thence

3. North 65 degrees 20 minutes 21 seconds East, a distance of 145.00 feet to a corner of Lot No.5; thence

4. Along Lot No.5, South 24 degrees 56 minutes 02 seconds East, a distance of 306.29 feet to the first mentioned point and place of beginning.

Containing 44,462 square feet or 1.0207 acres of land.

Parcel No. H7-5-11-4-0406.

Being known as 216 Donato Court, Nazareth, PA 18064.

Subject to a Sight Triangle as shown on the above referenced Final Residential Subdivision Plan.

Subject to a 30' Drainage Easement as shown on the above referenced Final Residential Subdivision Plan.

Subject to Drainage and Utility Easements stated on the above referenced Final Residential Subdivision Plan as: All lots shall have 15 feet wide easements along road frontage and adjoining lands to the subdivision and ten foot wide easements are established along all interior side and rear lot lines.

SUBJECT to covenants, restrictions and easements of record which may be amended from time to time.

BEING the same premises which Toll PA IX, LP granted and conveyed unto Steven White and Portia White by Deed dated July 24, 2007 and recorded July 31, 2007 in the Office of the Recorder of Deeds of Northampton County, Pennsylvania in Deed Book 2007-1 Page 277116.

BEING KNOWN AS 216 Donato Court, Nazareth, PA 18064.

TAX PARCEL NUMBER: H7 5 11-4 0406.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and brick exterior and shingle roof; attached three-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Portia White and Steve White aka Steven White and United States of America.

CRAIG OPPENHEIMER, ESQUIRE

No. 34
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07572

ALL THE FOLLOWING lot Situate in the Township of Upper Mount Bethel, County of Northampton and Commonwealth of Pennsylvania known as Lot 14 on Plan of Morningside Subdivision as recorded in the Office of the Recorder of Deeds of Northampton County in Plan Book 68 page 24, bounded and described in accordance with a Survey by Dale Kulp, Registered Surveyor dated June 30, 1978 as follows:—

BEGINNING at an iron pin on the Southerly side of Morningside Drive, said Pin marking the Northeast corner of the premises described herein and the Northwest corner of Lot No. 15 of said subdivision; thence in and along Lot No. 15 of said subdivision South 33 degrees 44 minutes 13 seconds East 360.03 feet to an iron pin in line of land now or late of Floyd Ayers; thence along the Northerly side of Floyd Ayers and other land formerly of Adolph Bollinger, deceased South 50 degrees 11 minutes 29 seconds West 128.10 feet to an iron pin marking the Southeast corner of Lot No. 13 of said subdivision; thence along the Easterly line of Lot No. 13

of said subdivision North 33 degrees 45 minutes West 355.76 feet to an iron pin on the Southerly right of way line of Morningside Drive; thence along the Southerly right of way line of Morningside Drive North 55 degrees 15 minutes East 126.11 feet to an iron pin the point and place of beginning.

CONTAINING 2.04 Acres.

UNDER AND SUBJECT to utility easement granted to Metropolitan Edison Company issued October 31, 1978 and recorded in Plan Book Vol. 268, Page 60.

UNDER AND SUBJECT to restrictions, covenants, and conditions as more expressly described in Book 2002-1, Page 78787.

TITLE TO SAID PREMISES IS Vested by Special Warranty Deed, dated 03/15/2002, given by Eugene DelGado and Nancy DelGado, husband and wife to George Staretz and Dolores Staretz, husband and wife and recorded 3/26/2002 in Book 2002-1 Page 78787.

BEING KNOWN AS 125 Morningside Drive, Mount Bethel, PA 18343.

TAX PARCEL NUMBER: C11 1 16-13 0131.

THEREON BEING ERECTED a modular single style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of George Staretz and Dolores Staretz.

JONATHAN LOBB, ESQUIRE

No. 35
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-03970

ALL THAT CERTAIN lot or piece of land with the improvements thereon erected, known as 114 North Warren Street, and being Lot No. 18 on a Plan of Lots laid out by Jacob Moses,

situate in the City of Easton, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

CONTAINING in front on the East side of Warren Street 20 feet and extending of that same width in depth Eastwardly 106 feet 6 inches, more or less, to a contemplated ten-feet wide private alley.

BOUNDED on the North by Lot No. 19, and on the East by said Alley, on the South by Lot No. 17 and on the West by Warren St.

TITLE TO SAID PREMISES IS VESTED IN Sarah E. Martin, by Deed from Luis A. Arvelo, dated 01/27/2006, recorded 01/27/2006 in Book 2006-1, Page 40088.

BEING KNOWN AS 114 North Warren Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1A 11 21 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Sarah E. Martin.

JONATHAN LOBB, ESQUIRE

No. 36

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-01455**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: E9NE3B-4-10A-0102 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN lot of land bounded and described in accordance with a subdivision plan prepared by Joseph E. Policelli, Registered Professional Engineer and Land Surveyor, situate in the Borough of Bangor, County of Northampton and Commonwealth of Pennsylvania, described as follows, to wit:

BEGINNING at a chisel cut in the concrete sidewalk which marks the intersection of the northerly line of Messinger Street and the easterly line of High Street, now vacated; thence along the said vacated portion of High Street North 05 degrees 00 minutes 00 seconds West 120.00 feet to an iron spike; thence along the southerly side of a 10 foot wide alley North 85 degrees 00 minutes 00 seconds East 27.50 feet to an iron pipe; thence along the west side of Lot No.2 South 03 degrees 12 minutes 14 seconds West 65.02 feet to a point on the northerly side of the two and one-half story duplex brick dwelling situate on the original tract; thence in and along the middle of said dwelling South 03 degrees 37 minutes 45 seconds East 55.66 feet to a chisel mark in the northerly side of the concrete sidewalk above mentioned; thence along the northern line of Messinger Street above mentioned South 85 degrees 00 minutes 00 seconds West 16.89 feet to the place of BEGINNING.

BEING the same premises which Steven K. Kurdes and Kathleen F. Kurdes, husband and wife,, by Deed dated June 28, 2004 and recorded July 8, 2004 in and for Northampton County, Pennsylvania, in Deed Book Volume 2004-1, Page 263640, granted and conveyed unto Jeffrey C. Moyer, as sole owner.

BEING KNOWN AS 301 Messinger Street, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE3B 4 10A 0102.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey C. Moyer.

SCOTT A. DIETTERICK, ESQUIRE

No. 37
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10559

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: H3-23-1 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN lot, tenement, or piece of ground situate on the southeast intersection of Wood Drive (LR 48057) and Municipal Drive (TR 556), in the Township of Lehigh, County of Northampton, Commonwealth of Pennsylvania, and being Lot 5 on a subdivision plan prepared by Roger S. Wall, PLS and entitled "Map of Arthur Bunder Subdivision", dated and last revised October 4, 1977, bounded and described as follows;

BEGINNING at a concrete monument, said concrete monument located in the southeasterly intersection and ultimate right of way line of Wood Drive (LR 48057) and Municipal Drive (TR 556);

THENCE extending along the southerly ultimate right of way line of Wood Drive (LR 48057), South 80° 27' 40" East, 180,00' to a concrete monument;

THENCE extending along the westerly property line of Lot 2 of this subdivision, South 09° 32' 20" West, 262.19' to an iron pin;

THENCE extending along the northerly property line of Lot 4 of this subdivision, North 74° 55' 25" West, 308.80' to an iron pin;

THENCE extending along the easterly ultimate right of way line of Municipal Drive (TR 556), North 38° 15' 45" East, 265.00' to the place of BEGINNING.

CONTAINING 1,408 Acres.

SUBJECT to restrictions. Easements, covenants, rights of way and agreements as recorded in

previous documents, deeds and plans.

BEING the same premises which NICK KURLLKA/GORDON BENNETT PAINTING, INC., by Deed dated March 27, 2008 and recorded April 29, 2008 in and for Northampton County, Pennsylvania, in Deed Book Volume 2008-1, Page 124854, granted and conveyed unto Ramana Phillips.

BEING KNOWN AS 1104 Municipal Road, Walnutport, PA 18088.

TAX PARCEL NUMBER: H3 23 1 0516.

THEREON BEING ERECTED a two-story single style dwelling with aluminum siding and shingle roof; shed.

SEIZED AND TAKEN into execution of the writ as the property of Ramana Phillips.

SCOTT A. DIETTERICK, ESQUIRE

No. 38
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-10128

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL IDENTIFIER: L9SW2B-20-18 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the east side of South 14th Street in the City of Easton, County of Northampton and State of Pennsylvania, and being known as 20 S. 14th Street, bounded arid described as follows, to wit:

BEGINNING at a point on the east side of South 14th Street in the City of Easton, said point being 18.08 feet south of the intersection of the east side of said South 14th Street and the south side of a 10 foot wide alley, and

said point being in a line passing through the center of the partition wall dividing Houses Nos. 18 and 20 South 14th Street, produced, and runs

THENCE (1) south along the east side of said South 14th Street 15.68 feet to a point; thence (2) east in a line passing through the center of the partition wall dividing Houses Nos. 20 and 22 on said South 14th Street 115 feet to a 10 foot wide alley;

THENCE (3) north along the west side of said 10 foot wide alley 15.68 feet to a point; thence (4) west in a line passing through the center of the partition wall dividing Houses Nos. 18 and 20 on said South 14th Street 115 feet to the place of BEGINNING.

BEING the same premises which PAUL M. LAMBERT AND JOANNE M. LAMBERT, HUSBAND AND WIFE,, by Deed dated August 31, 2004 and recorded September 3, 2004 in and for Northampton County, Pennsylvania, in Deed Book Volume 2004-1, Page 347333, granted and conveyed unto Michael Wasilewski and Kay Wasilewski, husband and wife.

BEING KNOWN AS 20 South 14th Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2B 20 18 0310.

THEREON BEING ERECTED a two-story row home style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Michael Wasilewski and Kay Wasilewski.

SCOTT A. DIETTERICK, ESQUIRE

No. 39

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00746**

ALSO KNOWN AS NORTHAMPTON COUNTY UNIFORM PARCEL

IDENTIFIER: K8-15-2-19 for purposes of compliance with Northampton County Ordinance No. 159-L989.

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Palmer, County of Northampton and Commonwealth of Pennsylvania as shown on a final plan "Fox Run Estates" as shown on Map Book 2004-5, Page 483.

BEING the same premises which SATYAM J. PATEL AND ROSHNI PATEL, HUSBAND AND WIFE, by Deed dated July 30, 2008 and recorded October 1, 2008 in and for Northampton County, Pennsylvania, in Deed Book Volume 2008-1, Page 270940, granted and conveyed unto Eric D. Simmons and Mia Simmons, husband and wife.

BEING KNOWN AS 130 Lower Way Road, Easton, PA 18045.

TAX PARCEL NUMBER: K8 15 2-19 0324.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and stone veneer exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Eric Simmons and Mia Simmons.

SCOTT A. DIETTERICK, ESQUIRE

No. 40

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-02551**

ALL THAT CERTAIN messuage, tenement and lot of land, with all improvements thereon erected, lying and being in the City of Easton, County of Northampton, and Commonwealth of Pennsylvania.

BEGINNING at a point on the North side of Belmont Street in said City of Easton, which said point is the point of intersection of the Northern building line of said Belmont Street

with the middle of the partition wall between this property No. 639 and 641, extending Eastwardly along the Northern building line of Belmont Street twenty-two (22) feet to a point and thence extending in depth Northwardly between parallel lines at right angles to Belmont Street one hundred thirty-four (134) feet, more or less, to Wilton Street.

BOUNDED on the North by Wilton Street, on the East by property now or late of Joseph Slough, on the South by said Belmont Street, and on the West by property now or late of Carl Brunner.

TITLE TO SAID PREMISES IS VESTED IN Carlos S. Fontan and Robin Fontan, h/w, by Deed from Carlos S. Fontan and Robin Fontan, h/w, dated 07/11/2006, recorded 07/18/2006 in Book 2006-1, Page 290733.

BEING KNOWN AS 639 Belmont Street, Easton, PA 18042.

TAX PARCEL NUMBER: M9NE1C 13 16A 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Carlos S. Fontan and Robin Fontan.

JONATHAN LOBB, ESQUIRE

No. 41

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03596**

ALL THAT CERTAIN piece or parcel of land, with the improvements erected thereon, situate in the Borough of Northampton, County of Northampton, Commonwealth of Pennsylvania, described as Lot #4, shown on a plan prepared by Keystone Consulting Engineers, Inc., known as King Street Subdivision Plan, being

dated 8/26/05, recorded in Record Book 2006-5, page 18, in the Northampton County Recorder of Deeds Office, being more fully described as follows, to wit:

BEGINNING at a point at the northerly right-of-way line of King Street (40.00 feet wide, 20.00 feet from center), said point also being the common corner between Lot #4 and Lot #5 of the aforementioned subdivision;

Thence, along the aforementioned northerly right-of-way line of King Street, South 36 degrees 54 minutes 42 seconds West, a distance of 25.00 feet to a point;

Thence along Lot #3 of the aforementioned subdivision, North 53 degrees 05 minutes 18 seconds West, a distance of 123.09 feet to a point;

Thence along Lot #6 of the aforementioned subdivision, North 66 degrees 19 minutes 27 seconds East, a distance of 28.70 feet to a point;

Thence along Lot #5 of the aforementioned subdivision, South 53 degrees 05 minutes 18 seconds East a distance of 108.99 feet to a point, the Place of Beginning.

Subject to easements, and other appurtenances as shown on the aforementioned subdivision plan.

IT BEING PART OF THE SAME PREMISES which by Deed from Phyllis I. Keglovits, to Michael Clapso and Diane I. Clapso, husband and wife, dated 08/06/2008 and recorded 09/04/2008 in Book 2008-1 Page 251658, Instrument# 2008035098.

BEING KNOWN AS 128 King Street, Northampton, PA 18067.

TAX PARCEL NUMBER: M4NW3B 23 1D 0522.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl siding and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Michael Clapso.

MICHAEL T. McKEEVER, ESQUIRE

No. 42

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08327**

ALL That Certain message, tenement and parcel, or lot of ground situate on the eastern side of Nazareth Pike, in Ward 14, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, said lot being Lot No. 5, shown upon a certain Subdivision Plan of Decatur Park, bearing date December 16, 1953 and prepared by Daniel R, Cahill, Registered Professional Engineer of Bethlehem, Pa. for Charles M. Sorrentino and Vincenza P. Sorrentino, his wife, owners of said subdivision, said Lot No. 5 being bounded and described as follows:

BEGINNING at an iron pipe lying in the easterly line of the Nazareth Pike seventy (70) feet wide, in front of Lot No. 5 marking the northwestern corner of said Lot No. 5, and lying in the line of land now or formerly of Jacob C. Miller; thence (1) South twenty-nine degrees forty-eight minutes West (S. 29° 46; W.) along the eastern line of Nazareth Pike a frontage distance of sixty-five and no tenths (65.0) feet to the northern line of Lot No. 6; thence (2) South sixty degrees twelve minutes East (S. 60° 12' E.) along the northern line of Lot No. 6 a distance of one hundred and fifteen (115) feet to the western line of Lot No. 4; thence (3) North twenty-nine degrees forty-eight minutes East (N. 29 48' E,) along the same a distance of sixty-five (65) feet to the aforementioned Jacob C. Miller property; thence (4) North sixty degrees twelve minutes West (N. 60°

12' W.) along the same a distance of one hundred and fifteen (115) feet to the iron pipe at the place of Beginning.

CONTAINING an area of 7475 square feet of land, more or less, Subject to easements for utilities and building restriction lines shown on the aforementioned plan.

TRACT NO. 2:

ALL that certain message or parcel of ground situate along the easterly side of Linden Street (Nazareth Pike), in Ward 14, City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, said lot being the thirty (30') northerly-most feet of Lot No. 6, as shown on a certain Subdivision Plan of Decatur Park, dated December 16, 1953, bounded and described as follows, to wit:

BEGINNING at a point in the easterly side of Linden Street , (Nazareth Pike. L.R. 297), being seventy (70') feet wide, said point of beginning being the southwest corner of Lot No 5, Decatur Park, land of Richard J. and Charlotte A. Ford, 2320 Linden Street; thence extending South twenty-nine degrees, forty-eight minutes West (S. 29° 48' W.) along the said easterly side of Linden Street a distance of thirty and zero tenths (30.0') feet to an iron pipe; thence extending south sixty degrees, twelve minutes East (S. 60° 12' E,) through and across Lot 6, land of Doris V. Miller, 2310 Linden Street, the grantor hereof of which this conveyance is a part, a distance of one hundred fifteen and Zero tenths (115.0') feet to an iron pipe in line of Lot 4, Decatur Park, Land of Constance J. Paukovitz, 715 Decatur Street; thence extending North twenty-nine degrees, forty-eight minutes East (N. 29 45' E,) along the land of said Constance J. Paukovitz,

a distance of thirty and zero tenths (30.0') feet to a point being the southeast corner of the aforementioned Lot 5 of Richard J. and Charlotte A. Ford; thence extending North sixty degrees, twelve minutes West (N. 60° 12' W.) along said Lot 5 of Richard and Charlotte Ford, the grantees of the herein described parcel a distance of one hundred fifteen and zero tenths (115, 0') feet to the point on the easterly side of Linden Street, the point the place of beginning.

CONTAINING 3450.0 square feet, strict measure.

BEING the same premises which is vested in Michael Ruhf and Jody Ruhf, by Deed from Michael Ruhf, dated 02/22/2003 and recorded 08/05/2003 in Book 2003-1 Page 312516.

BEING KNOWN AS 2320 Linden Street, Bethlehem, PA 18017.

TAX PARCEL NUMBER: N6NE3A 4 2 0204.

THEREON BEING ERECTED a split-level dwelling with brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Jody Ruhf and Michael Ruhf.

MICHAEL T. McKEEVER, ESQUIRE

No. 43

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-09907**

ALL THAT CERTAIN message or tenement and lot or piece of land situate in the Township of Plainfield, County of Northampton, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin ten (10) feet east of the easterly edge of the macadam pavement of State Highway Route No. 115, leading from Stocker-

town to Wind Gap, said pin being twenty-six and eighty-five one-hundredths (26.85) feet west of the northwest corner of a concrete block building located on land of others, and said pin being also thirty-two and three-tenths (32.3) feet north of a forty-three (43) inch heaven tree; thence along land of others North eighty-one (81) degrees east one hundred twenty-nine and no-tenths (129.0) feet to an iron pin, a corner of land formerly of Rose Meckler and land of others; thence along land formerly of Rose Meckler, North eleven (11) degrees West sixty-four and no-tenths (64.0) feet to an iron pin; thence still along the same, South eighty-one (81) degrees West one hundred twenty-nine and no-tenths (129.0) feet to an iron pin, which pin is ten (10) feet east of the easterly edge of the macadam pavement of the above mentioned State Highway, and said pin being also thirty-nine and five-tenths (39.5) feet southwest of the southwest corner of the two and one-half (2 1/2) story frame home (not the porch) located on the said other land formerly of Rose Meckler; thence along the east side of the above mentioned highway a distance of ten (10) feet from its easterly edge of pavement, South eleven (11) degrees East sixty-four and no-tenths (64.0) feet to the place of Beginning.

BEING THE SAME PREMISES which Michael Kresge and Susan Marie Kresge, by Deed dated July 28, 1997 and recorded July 29, 1997 in the Office of the Recorder of Deeds in and for the County of Northampton, Commonwealth of Pennsylvania in Record Book Volume 1997-1, Page 79817, Granted and conveyed unto George Ruppel and Barbara J. Ruppel, Mortgagors herein.

BEING KNOWN AS 5788 Sullivan Trail, Nazareth, PA 18064.

TAX PARCEL NUMBER: H8 10 11A 0626.

THEREON BEING ERECTED a ranch single style dwelling with vinyl siding and shingle roof; detached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Barbara J. Ruppel.

MICHAEL T. McKEEVER, ESQUIRE

No. 44

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07399**

ALL THAT CERTAIN lot or piece of ground, with the dwelling house thereon erected, situate on the north side of Spring Garden Street in the said City of Easton, and known as No. 903 Spring Garden Street, bounded and described as follows, to wit:

BEGINNING eighteen (18') feet west of the northwest corner of Ninth and Spring Garden Streets, thence along the north side of said Spring Garden Street west twenty- one feet, six inches (21' 6") more or less, to a corner of land now or late Allen M. Harman; thence along the same north one hundred forty- one (141') feet to a corner on Sassafras Street; east twenty- one feet, six inches (21' 6") more or less, to land now or late of George Snyder; thence south along said land now or late of George Snyder one hundred forty- one (141') feet the place of BEGINNING.

Northampton County Uniform Parcel No. - M/B/L- L9NE4D-33-3.

BEING the same premises which Sadie Mammana, widow, and Joseph R. Mammana, did by indenture dated April 17, 1996, and recorded April 18, 1996, in the Office for the Recorder of Deeds in and for the Northampton

County at Easton, Pennsylvania, in Record Book Volume 1996-1 at Page 35409, grant and convey unto Sadie Mammana and Joseph R. Mammana, as tenants with rights of survivorship and not as tenants in common, the grantors herein.

Title to said premises is vested in Abigail L. Imasa, Derrick I. Imasa and BLI, LLC by deed from SADIE MAMMANA BY HER AGENT, JOSEPH R. MAMMANA, AND JOSEPH R. MAMMANA, AS TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON dated May 2, 2008 and recorded May 7, 2008 in Deed Book 2008-1, Page 135491 .

BEING KNOWN AS 903 Spring Garden Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9NE4D 33 3 0310.

THEREON BEING ERECTED a two-story half-of-double style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of BLI, LLC.

TERRENCE J. McCABE, ESQUIRE

No. 45

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2011-00457**

ALL THAT CERTAIN tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Wilson, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point seventy-three and one-half (72 1/2) feet, more or less, south from a point in the southern building line of Hay Street said point in Hay Street being fifty-seven and one- half of (57 1/2) feet east from the southeast corner of Twenty-Third Street and Hay Street;

thence, extending southwardly at right angles to the southern building thence westwardly in line parallel to said Hay Street to a point in northwardly along the said eastern line of said Twenty- Third Street a point; thence extending eastwardly in a line parallel to said Hay the partition wall being the dividing line between this property and the property adjoining on the south.

BOUNDED on the north by land now or late of Humberto C.P Orlandi, et us; Urban Development dated 2/3/00 and recorded 2/7/00, Northampton County Records conveyed unto Joseph D'Amore, grantor herein. Recorded in Volume 2000-1 Page 013834.

TAX PARCEL #L9SW4C-16-51
BOROUGH OF WILSON,
NORTHAMPTON COUNTY.

Being known as: 800 South 23rd Street, Easton, Pennsylvania 18042.

Title to said premises is vested in Rebecca M. Cohen by deed from JOSEPH D'AMORA dated January 7, 2002 and recorded January 8, 2002 in Deed Book 2002-1, Page 5951 .

BEING KNOWN AS 800 South 23rd Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4C 16 51 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Rebecca M. Cohen.

TERRENCE J. McCABE, ESQUIRE

No. 46

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08326**

All That Parcel Of Land In City Of Easton, Northampton County, Commonwealth Of Pennsylvania, Being Known And Designated As

Metes And Bounds Property And Being More Fully Described In Deed Inst# 2004-1309492 Dated 07/26/2004 And Recorded 08/09/2004, Northampton County Records, Commonwealth Of Pennsylvania.

Being The Same Premises Which Is Vested In Shawn K. Amey And Thomas A. Amey, Husband And Wife, By Deed Deom Shawn K. Welsh n/k/a Shawn K. Amey And Thomas A. Amey, Dated 11/20/2009 And Recorded 12/02/2009 In Book 2009-1 Page 300440.

BEING KNOWN AS 1322 Ferry Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW2C 13 3 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Shawn Amey and Thomas Amey.

MICHAEL T. McKEEVER, ESQUIRE

No. 47

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-07327**

ALL THAT CERTAIN tract or parcel of land, with improvements thereon, known as Lot No. 226 of Highlands Section II, Phase II, as shown on the Final Record Plan of said subdivision prepared by Hanover Engineering Associates, Inc. of Bethlehem, Pennsylvania, dated June 11, 1999, being located in the City of Easton, Northampton County, Pennsylvania, in Record Book Volume 2000-5 pages 78-80, being known and designated 593 Vista Drive.

SUBJECT to easements, covenants and restrictions which appear in the chain of title, as shown on recorded plans and which presently exist.

BEING the same premises which Ralph M. White, Individually, by Deed dated July 12, 2005 and recorded July 22, 2005 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2005-1 Page 273505, granted and conveyed unto Ralph M. White and Denise Hoover, husband and wife, as tenants by the entireties.

BEING KNOWN AS 593 Vista Drive, Easton, PA 18042.

TAX PARCEL NUMBER:
M10NW1A 3 53 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Denise Hoover and Ralph M. White aka Ralph White.

ANDREW J. MARLEY, ESQUIRE

No. 48
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05016

ALL THAT CERTAIN southern one-half of a double dwelling house semi-bungalow in type, and lot or piece of ground situate on the east side of Ridge Street, in the Borough of West Easton, County of Northampton, and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNNING at a point in the east line of said Ridge Street where said line intersects with the centre line of the partition wall dividing the premises hereby conveyed from the Northern one-half of said double dwelling house, said point being about forty-six feet five inches distant in a southerly direction from the southeast corner of Ridge and Ninth Streets, thence extending southwardly and containing in frontage on said Ridge Street sixteen and one-half

(16.5) feet to other property now or late of Oliver c. Hackman and extending of that same width eastwardly in depth between parallel lines (the said centre line of said partition wall being the northerly one of said lines, ninety (90) feet, more or less, to a ten (10) feet wide private alley which extends southwardly from Ninth Street to a fifteen (15) feet wide alley and which was laid out by the said Oliver C. Hackman from the western one half of Lot No. 276 as marked upon the plan of lots of the South Side Land Company, for the free use and benefit of all the owners and occupiers from time to time and at all times hereafter, of all the premises abutting thereon on both sides thereof. The premises herein conveyed are now known as No. 815 Ridge Street. Bounded on the west by said Ridge Street, on the South by other property now or formerly of Oliver C. Hackman, on the east by said alley and on the north by premises now known as NO. 817 Ridge Street, now or formerly the property of Howard R. Tice and Sarah A. Tice, his wife.

TITLE TO SAID PREMISES IS VESTED IN Theodore L. Graner, by Deed from Joyce M. Zansky Chegwidan, executrix of the Estate of Joann L. Zansky, deceased, dated 09/28/2007, recorded 10/19/2007 in Book 2007-1, Page 384276. THEODORE L. GRANER a/k/a THEODORE L. GRANER, SR died on August 24, 2012, and THEODORE L. GRANER, JR was appointed Administrator of his estate. Letters of Administration were granted to him on August 30, 2012 by the Register of Wills of NORTHAMPTON COUNTY, No. 2012-1109. Decedent's surviving heir at law and next-of-kin is THEODORE L. GRANER, JR.

BEING KNOWN AS 815 Ridge Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW3A
23 21 0835.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Theodore L. Graner, Jr., in his capacity as Administrator and Heir of the Estate of Theodore L. Graner aka Theodore L. Graner, Sr. and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Theodore L. Graner aka Theodore L. Graner, Sr., Deceased.

ADAM H. DAVIS, ESQUIRE

No. 49

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-08131**

ALL THAT CERTAIN messuage or tenement and lot or piece of land situate on the Southeast corner of Ninth and Spring Garden Streets in the City of Easton, Penna., bounded and described as follows, to wit:

CONTAINING in front on Spring Garden Street forty (40) feet and extending of the same width in dept Southwardly along said Ninth Street eighty seven (87) feet and one and one-half (1/2) inches. Bounded on the North by Spring Garden Street., on the West by said Ninth Street, on the South by Mary K. Neimeyer and on the East by land late of Andrew J. Herster.

BEING THE SAME PREMISES which Joseph R. Loiacono and Olga T. Loiacono, his wife by deed dated July 29, 1999 and recorded July 29, 1999 in the Recorder of Deeds Office in and for Northampton County, Pennsylvania in Record Book 1999-1, Page 114122, granted and conveyed unto Bernadette Medellin, single, her heirs and assigns.

BEING KNOWN AS 832 Spring Garden Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE1B
1 1 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Bernadette Medellin.

SHAWN LONG, ESQUIRE

No. 50

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07991**

TRACT NO. 1

ALL THAT CERTAIN messuage, tenement, tract, piece or parcel, of land situate in the Borough of Wind Gap, County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point on the west side of Broadway and land of Bertram Smickley; thence generally west 125 feet to a point on the east side of a 16 foot alley; thence generally north along the east side of the 16 foot alley 54 feet to the south side of proposed Fifth Street; thence generally east along the south side of Broadway; thence generally south along the west side of Broadway 54 feet to a point; the place of BEGINNING.

It being the same premises which Mildred E. Nelson, by deed dated January 6, 1998 and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania in Volume 1998-1, Page 2316, did grant and convey unto Mark Wagner, grantor herein.

TRACT NO.2

ALL THAT CERTAIN messuage, tenement, tract piece or parcel of land situate in the Borough of Wind Gap,

County of Northampton and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the west side of Broadway and lot formerly of Eugene Rissmiller, now Orlo Strunk; thence in a northerly direction along Broadway a distance of 40 feet to land now or late of Jennie A. Smickley; thence along the same in a westerly direction a distance of 125 feet to a 16 foot wide alley; thence along the same in a southerly direction a distance of 40 feet to a lot of Orlo Strunk; thence along the same 125 feet to the place of BEGINNING.

It being the same premises which Mildred E. Williamson, widow, by deed dated January 6, 1998 and recorded in the Office for the Recording of Deeds in and for the County of Northampton at Easton, Pennsylvania, in Volume 1998-1 Page 2319, did grant and convey unto Mark Wager, grantor herein.

ALSO BEING KNOWN as Northampton County Parcel Identifier No. F8NW1A-4-1.

Being known as: 402 South Broadway, Wind Gap, Pennsylvania 18091.

Title to said premises is vested in Scott L. Dennis by deed from MARK WAGNER dated December 2, 2002 and recorded January 30, 2003 in Deed Book 2003-1, Page 2096.

TAX PARCEL NUMBER: F8NW1A 4 1 0638.

THEREON BEING ERECTED a cape cod single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Scott L. Dennis.

TERRENCE J. McCABE, ESQUIRE

No. 51
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-05464

Land referred to in this commitment is described as all that certain property situated in the County of Northampton, and State of Pennsylvania and being described in a Deed dated 10/15/2005 and recorded 03/27/2006 in book 2006-1 page 119323 among the land records of the county and state set forth above, and referenced as follows:

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Bushkill, County of Northampton and Commonwealth of Pennsylvania, being known as Lot no. 9 on the subdivision of Land— Keller Court, as recorded in Map Book Volume 1999-5, Page 276. In the office for the recording of Deeds, at Easton, Pennsylvania, in and for the County of Northampton, being further bounded and described as follows, To-Wit:

BEGINNING at a point in the easterly right-of-way line of Zimmer Court, a fifty (50') feet wide road, said point also being the southwest corner of Lot No. 10 of subdivision of Land— Keller Court, thence along said easterly right-of-way line of Zimmer Court, North 37° 13' 07" West, 65.32 feet to a point of curve, thence along same on a curve to the right, having a radius of 125.00 feet, a length of 108.03 feet and a chord bearing and distance of North 12° 27' 35" West, 104.70 feet to a point of tangent, thence along same North 12° 17' 58" East, 76.70 feet to a point of curve, thence along same on a curve to the right, having a radius of 40.00 feet, a length of 30.55 feet, and a chord bearing and distance of North 34° 10' 49" East, 29.81 feet to a point of reverse curve, thence along the easterly edge of the cul-de-sac of

Zimmer Court, on a curve to the right, having a radius of 50.00 feet, a length of 38.19 feet, and a chord bearing and distance of North 34° 10' 49" East, 37.27 feet to a point, thence along Lot No 8, South 77° 42' 02" East, 175.07 feet to a point, thence along land now or late of Dennis M. Soffera South 03° 03' 20" West, 50.54 feet to an iron pin, thence along Lot No. 10 South 23° 26' 53" West, 122.21 feet to a point, thence along same South 52° 48' 53" West, 140.22 feet to the point of Beginning.

CONTAINING 1.0000 acre.

BEING the same premises which Robert R. Hull and Kelly S. Hull, by Deed dated 10/15/05 and recorded 3/27/06 in the Office of the Recorder of Deeds in and for the County of Northampton, in Instrument No. 2006019784, granted and conveyed unto Matthew S. Wallace and Sarah F. Wallace, husband and wife.

BEING KNOWN AS 225 Zimmer Court, Wind Gap, PA 19091.

TAX PARCEL NUMBER: G7 4 2S 0406.

THEREON BEING ERECTED a two-story single style dwelling with vinyl and stone veneer exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Matthew S. Wallace and Sarah F. Wallace.

BRADLEY J. OSBORNE, ESQUIRE

No. 52

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-03919**

ALL THAT CERTAIN messages, tenement and lot or parcel of land situate in the Township of Forks Northampton County, Pennsylvania designated as Lot #87 on the Plan of Penn's Ridge, Phase 4, as said plan is recorded in the Recorder of Deeds

Office in and for Northampton County, Pennsylvania in Plan Book Volume 2000-5 pages 306 & 307 being more fully bound and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way of Chestnut Lane (50 feet wide) said point being the southwest corner of Lot 88 and the northwest corner of the herein described Lot #87;

Thence along the southern boundary line of Lot #88, south seventy-nine degrees forty-seven minutes forty-eight seconds east (south 79 degrees 47 minutes 48 seconds east) a distance of one hundred thirty-eight and nineteen one-hundredths feet (138.19 feet) to a point;

Thence along the western boundary lines of Lots #62 & #63, south ten degree fourteen minutes seventeen seconds west (south 10 degree 14 minutes 17 seconds west) a distance of thirty-eight and eighty one-hundredths feet (38.80 feet) to a point;

Thence along the northern boundary line of Lot #86, north eighty-two degrees twenty-six minutes forty-three seconds west (north 82 degrees 26 minutes 43 seconds west) a distance of one hundred thirty-seven and twenty-seven one-hundredths feet (137.27 feet) to a point;

Thence along the eastern right-of-way line of Chestnut Lane along a curve to the right, having a radius of nine hundred seventy-seven and zero one-hundredths feet (977.00 feet), a central angle of two degrees thirty-eight minutes fifty-five seconds (02 degrees 38 minutes 55 seconds) a length along the arc of a forty-five and sixteen one-hundredths feet (45.16 feet) and a tangent distance of

twenty-two and fifty-eight one-hundredths feet (22.58 feet) to the place of beginning.

CONTAINING in area, 5,793.48 square feet or 0.133 acre.

UNDER AND SUBJECT, further, to easements, restrictions and covenants of record.

TITLE TO SAID PREMISES IS VESTED IN Theresa T. Smith, by Deed from Shawn Crews and Sara Crews, dated 08/04/2006, recorded 08/18/2006 in Book 2006-1, Page 339415.

BEING KNOWN AS 2600 Chestnut Lane, Easton, PA 18040.

TAX PARCEL NUMBER: K9 36 87 0311.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Theresa T. Smith.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 53
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-08686

ALL THAT CERTAIN piece, parcel or tract of land Situate in the Township of Palmer, County of Northampton and Commonwealth shown as Lot 3 on the Final Plan of Victoria Square II as recorded in Map Book 1994-5 page 204 in the Office of the Recorder of Deeds for Northampton County of Easton, Pennsylvania, being further bounded and described as follows, to wit:—

BEGINNING at a point on the Northerly right of way line of Tamlynn Lane (50 feet wide) at the Southwest corner of Lot 4 of Victoria Square II; thence along said Northerly right of way line of Tamlynn Lane (50 feet wide) along the arc of a curve deflecting to the left having a radius of

325.00 feet and central angle of 04 degrees 24 minutes 42 seconds for an arc length of 25.02 feet (chord South 76 degrees 36 minutes 10 seconds West 25.02 feet) to a point at a corner of Lot 2 of Victoria Square II; thence along said lands of Lot 2 of Victoria Square II, North 15 degrees 36 minutes 11 seconds West 122.03 feet to a point on line of lands of Lot 58 (remaining lands of Nicholas Pugliese) of Victoria Square II; thence along said lands of Lot 58 (remaining lands of Nicholas Pugliese) of Victoria Square II North 79 degrees 51 minutes 24 seconds East 25.11 feet to a point at a corner of Lot 4 of Victoria Square II; thence along said lands of Lot 4 of Victoria Square II South 15 degrees 36 minutes 11 second East 120.60 feet to a point, the place of beginning.

CONTAINING 3028.85 square feet or 0.070 acre.

TITLE TO SAID PREMISES IS VESTED IN Shannon Klinder, by Deed from Fredric Levy, dated 11/24/2004, recorded 01/07/2005 in Book 2005-1, Page 10674.

BEING KNOWN AS 2763 Tamlynn Lane, Easton, PA 18045.

TAX PARCEL NUMBER: M8NE2 35 3 0324.

THEREON BEING ERECTED a two-story townhouse style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Shannon Klinder.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 54
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-5062

All that certain lot or piece of ground, situate partly in the Township

of Lower Saucon, County of Northampton, Commonwealth of Pennsylvania, and partly in Salisbury Township, Lehigh County, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a post at the side of the public road leading from Bethlehem to Philadelphia; thence by the same, South twenty-three degrees and a half West seven perches and three tenths to a stake; thence by Lot now or formerly of F. Smith, North forty degrees and three quarters West, twenty-five perches to a corner in an old stone wall; thence along a private road North seventy-one degrees and a quarter East, ten perches and four-tenths to a stake; thence along another private road South thirty-one degrees and a half East, eighteen perches and three-tenths to the place of beginning.

CONTAINING one acre and twenty perches, more or less.

Excepting and reserving thereout and therefrom the premises described in Deed Book Volume 475 page 451.

TITLE TO SAID PREMISES IS VESTED IN Fredinand C. Hutterer, Jr., aka Fred C. Hutterer, Jr., individually, by Deed from Fred C. Hutterer, Jr. and Tammy L. Hutterer, h/w, dated 02/09/2011, recorded 02/11/2011 in Book 2011-1, Page 32484.

BEING KNOWN AS 3886 Route 378 aka 3778 Route 378, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW3D 6 1 0719.

SEIZED AND TAKEN into execution of the writ as the property of Fred C. Hutterer, Jr. aka Fredinand C. Hutterer, Jr. and Tammy L. Hutterer.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 55

BY VIRTUE OF A CERTAIN WIT OF EXECUTION CV-2012-04429

All that certain message or tenement and lot, tract or piece of parcel of land, situate any lying and being in the third ward in the Borough of Bangor in the County and Commonwealth aforesaid, bounded and described as follows to wit:

Beginning at a corner in land of William A. Stocker in the North side of Broadway thence along the Eastern parallel division line of said William A. Stockers land North five and one half degrees East, one hundred and twenty (120) feet to a corner in the Southern division line of other land of the said Hugh W. Thomas party hereunto thence along said other land of Hugh W. Thomas, South eighty degrees East, thirty-five (35) feet to a corner in the Western division line of land reputed to be owned by Michael Taylor of East Bangor, PA thence along the Western parallel division line of said Taylors land South five degrees and one-half West, one hundred and twenty (120) feet to the North side of said Broadway, and in line therewith, North eighty degrees West thirty-five (35) feet to the corner of William A. Stockers land, the place of beginning.

Containing in front on Broadway thirty-five (35) feet, and extending Northward of an equal width between the parallel division lines of land of William A. Stocker on the West, and Michael Taylor on the East, one hundred and twenty (120) feet to the line of other land of the said Hugh W. Thomas.

Title to said Premises vested in John Page by Deed from Kenneth Decesare and Diane Decesare,

husband and wife dated 11/26/99 and recorded on 12/06/99 in the Northampton County Recorder of Deeds in Book 1999-1, Page 180445.

BEING KNOWN AS 227 Broadway, Bangor, PA 18013.

TAX PARCEL NUMBER: E9NE2D 4 14 0102.

THEREON BEING ERECTED a two-story apartment building with aluminum siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of John Page.

ROBERT W. WILLIAMS, ESQUIRE

No. 56

**BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-07579**

ALL THOSE CERTAIN lots or pieces of land situate at the northwest corner of Edgemoor Avenue and Hillcrest Boulevard, in the Township of Palmer, County of Northampton and State of Pennsylvania, known as designated as Lots Nos. 29,30,31 and the eastern ten (10') feet off Lot No. 32, (Division No. 2, Block H) on plan of subdivision of "Lawnherst" as laid out by Andrew L. Herster and Wilbur K. Herster by John F. Cibula, Register Surveyor, which plan has been recorded in the Office for the Recording of Deeds in and for the Northampton County at Easton, PA, in Map Book 13, Page 31, being more particularly bounded and described as follows, to wit:

BEING situate on the northwardly side of Edgemoor Avenue and extending in front on said Edgemoor Avenue a distance of seventy-three (73') feet and extending of that same width in 28, inclusive, on the east by Hillcrest Boulevard, on the south by Edgemoor Avenue, and on the west by the western ten (10') feet of Lot No.

It being the same premises which John A. Hartranft and Eleanor F.

Hartanft, his wife, by deed dated April 18, 2005 and recorded in the Office for the Recording of Deeds in and for the Northampton County, at Easton, Pennsylvania, in Deed Book 2005-1, at Page 145988, did grant and convey unto Eleanor F. Hartranft, her heirs and assigns.

UNDER AND SUBJECT to easements and restrictions of record.

Title said premises to be invested in Clinton T. Harris by Deed from Joan M. Creveling, Executrix of the Estate of Eleanor F. Hartranft dated on March 31st, 2010 and recorded on 04/05/2010 in Book Number 20101 and Page Number 59447.

The said Clinton T. Harris has departed this life on April 13th, 2012. Thus vesting property to Clinton T. Harris, Daniel S. Harris, Jr and Veronica M. Freeman, Ramona Harris and Unknown Surviving Heirs of Clinton Harris, Deceased Mortgagor and Owner by operation of law.

Freedom Mortgage Corporation v Clinton T. Harris Jr., Known Surviving Heir of Clinton Harris, Deceased Mortgagor and Real Owner, Daniel S. Harris, Known Surviving Heir of Clinton Harris, Deceased Mortgagor Ramona Harris, Known Surviving Heir of Clinton Harris, Deceased Mortgagor and Real Owner, Veronica Freeman, Known Surviving Heir of Clinton Harris, Deceased Mortgagor and Real Owner, All Unknown Surviving Heirs of Clinton Harris, Deceased Mortgagor and Real Owner Northampton County; Number: C-48-CV-2013-7579.

BEING KNOWN AS 2343 Edgemoor Avenue, Easton, PA 18045.

TAX PARCEL NUMBER: L9SW1 2 1 0324.

THEREON BEING ERECTED a ranch single style dwelling with brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Clinton T. Harris, Jr. and Daniel S. Harris, Ramona Harris, and Veronica Freeman, Known Surviving Heirs of Clinton Harris, Deceased Mortgagor and Real Owner and All Unknown Surviving Heirs of Clinton Harris, Deceased Mortgagor and Real Owner.
 TERRENCE J. McCABE, ESQUIRE

No. 57

**BY VIRTUE OF A CERTAIN
 WRIT OF EXECUTION
 CV-2013-11129**

ALL THAT CERTAIN lot or parcel of land situate long the southerly side of Brandon Road between Greenleaf Street and Ivanhoe Road and being Lot No. 2, Block "C" of re-subdivision of Lots 1,2,3,4,5 6 and 7. Block "C" Mason Manor, in the City of Bethlehem, County of Northampton and Commonwealth of Pennsylvania, bounded and described according to a survey thereof made by Leonard M. Fraivillig Company, Engineers, Bethlehem, Pennsylvania as follows to wit:

BEGINNING at a point on the southerly side of Brandon Road distant one hundred feet (100' westwardly along the southerly side of Brandon Road from the point where the southerly side of Brandon Road, extended northwardly; thence extended westwardly along the southerly side of Brandon Road, the two following courses and distances to wit: (1) South 88 degrees 09 minutes West a distance of 37.0 feet to point of curve and (2) along the curve, curving to the right, having a radius of 125.0 feet, and arc distance of 32.18 feet to a point in line of Lot No. 3 Block "C" as shown on the plan of re-subdivision of Mason Manor; thence extending South 12 degrees 54 minutes West along the division line between Lots 2 and 3, Block "C"

a distance of 109.34 feet to a point in line of land of Dante S. Dimenichi; thence extending North 87 degrees 23 minutes East along land of Dante S. Dimenichi; a distance of 39.88 feet a point in line of land of Morris Maltzer; thence extending South 88 degrees 02 minutes East along land of the aforesaid Morris Maltzer, a distance of 56.92 feet to a point in line of Lot No. 1, Block "C" re-subdivision of Mason Manor; thence extending North 1 degree 51 minutes West along the division line between Lots 1 and 2 , Block "C" a distance of 104.86 feet to the point on the southerly side of Brandon Road, the point of place of BEGINNING.

It being the same premises which Virginia M. Kulp, widow by her deed dated August 16, 2004, and recorded in the Office of the Page 324563, granted and conveyed unto Brian L. Hooper and Colleen M. Hooper, his wife, grantors herein.

Title to said premises is vested in Britt B. Mooney, Sr. by deed from BRIAN L. HOOPER ADN COLLEEN M. HOOPER dated April 25, 2008 and recorded April 30, 2008 in Deed Book 2008-1 , Page 125463.

BEING KNOWN AS 2831 Brandon Road, Bethlehem, PA 18017.

TAX PARCEL NUMBER: M7SW4 2 40 0204.

THEREON BEING ERECTED a ranch single style dwelling with vinyl and brick exterior and shingle roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Britt B. Mooney, Sr.

TERRENCE J. McCABE, ESQUIRE

No. 59

**BY VIRTUE OF A CERTAIN
 WRIT OF EXECUTION
 CV-2011-11120**

All Those Certain Tracts, Pieces Or Parcels Of Land Situate In The Township Of Washington, County Of

Northampton And Commonwealth Of Pennsylvania, Bounded And Described As Follows, To Wit:

Tract No. 1:

Beginning At An Iron Pin Located On The Westerly Right-Of-Way Line Of A 33 Foot Wide Public Road (L.R. 48028) Leading From Richmond To Five Points, Said Iron Pin Being The Northeast Corner Of Lot Now Or Late Of Bruce D. Garis; Thence Along The Northerly Line Of Said Lot South 82 Degrees 48 Minutes West 151.84 Feet To An Iron Pin And Land Now Or Late Of The Grantors; Thence Along Same North 7 Degrees 12 Minutes West 180.00 Feet To An Iron Pin; Thence Still Along Same North 82 Degrees 48 Minutes East 149.00 Feet To An Iron Pin On The Westerly Right Of Way Line Of The Aforesaid Public Road; Thence Along The Westerly Right Of Way Line Of Said Public Road South 8 Degrees 53 Minutes East 120.12 Feet To An Iron Pin; Thence Still Along Same South 6 Degrees 27 Minutes East 60.00 Feet To The Place Of Beginning. Containing 0.62 Of An Acre.

Tract No. 2:

Beginning At An Iron Pin Located On The Westerly Right-Of-Way Line Of A 33 Foot Wide Public Road (L.R. 48028) Leading From Richmond To Five Points, Said Iron Pin Being The Northeast Corner Of Lot Now Or Late Of Orville And Arla A. Labarre; Thence Along Land Now Or Late Of Said Orville And Arla A. Labarre South 82 Degrees 48 Minutes West 140.00 Feet To An Iron Pin And Land Now Or Late Of The Grantors; Thence Along Same North 7 Degrees 12 Minutes West 180.00 Feet To An Iron Pin; Thence Along Land Now Or Late Of Augustus H. And Dorothy L. Garis North 82 Degrees 48 Minutes East 151.84 Feet To An Iron Pin On The Westerly Right Of Way Line Of The Aforesaid Public

Road; Thence Along The Westerly Right Of Way Line Of Said Public Road South 6 Degrees 27 Minutes East 60.05 Feet To A Point; Thence Still Along Same South 1 Degree 56 Minutes East 120.51 Feet To The Place Of Beginning. Containing 0.61 Of An Acre.

Tract No. 3:

Beginning At An Iron Pin Being The Southwest Corner Now Or Late Of Bruce D. Garis; Thence Through Land Not Or Late Of The Grantors South 82 Degrees 48 Minutes West 150.00 Feet To An Iron Pin; Thence By Same North 7 Degrees 12 Minutes West 360.00 Feet To An Iron Pin; Thence By Same North 82 Degrees 48 Minutes East 150.00 Feet To An Iron Pin Being The Northwest Corner Of Land Now Or Late Of The Grantees; Thence Along Land Now Or Late Of The Grantees South 7 Degrees 12 Minutes East 360.00 Feet To The Point And Place Of Beginning Containing 1.240 Acres.

Being The Same Premises Which Is Vested In Kyle W. Vara And Gena M. Tilstra By Deed From George A. Peterson And Kami P. Peterson, Husband And Wife, Dated 10/24/2007 And Recorded 11/06/2007 In Book 2007-1 Page 404641, Instrument# 2007052645.

BEING KNOWN AS 865 Five Points Richmond Road, Bangor, PA 18013.

TAX PARCEL NUMBER: E10 3 6B 0134.

THEREON BEING ERECTED a bi-level single style dwelling with vinyl and brick exterior and shingle roof; attached two-car garage, shed.

SEIZED AND TAKEN into execution of the writ as the property of Gena M. Tilstra and Kyle W. Vara. MICHAEL T. MCKEEVER, ESQUIRE

No. 60
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04203

ALL THAT CERTAIN, frame, message or tenement and lot or piece of ground situated, lying and being in the City of Easton aforesaid, at the Southeast corner of Tenth and Butler Streets, containing in front on Butler Street Twenty-Two Feet, and extending Southwardly of that same width One Hundred and Forty Feet to Elm Street.

BOUNDED on the North by said Butler Street, on the East by lot now or late of Wm. S Rolling, South by Elm Street, and West by Tenth Street.

BEING the same premises which Phong Le and Phoung Le, by Deed dated June 30, 2004 and. recorded June 30, 2004 in the Office of the Recorder of Deeds in and for Northampton County in Deed Book 2004-1 Page 254633, granted and conveyed unto John I. Onukogu, as sole owner. John I. Onugoku has since departed this life on 08/10/2012.

BEING KNOWN AS 946 Butler Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SE4A 5 1 0310.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Samuel N. Onukogu, solely in his capacity as Executor of the Estate of John Onukogu, deceased.

ANDREW J. MARLEY, ESQUIRE

No. 61
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2012-01613

All that certain message, tenement and tract of land situate in

the City of Bethlehem, County of Northampton, Pennsylvania, bounded and described as follows, to wit:

Beginning at a point on the northerin line of Fourth Street, formerly Huron Street, at a distance of One Hundred and Forty feet (140 ft.) from the corner of Fourth and Cherokee Street, the said point being a point or corner of a certain alleyway twenty feet (20 ft.) wide, leading or running northward from the said Fourth Street; thence extending eastward along said Fourth Street in front a distance of thirty feet (30 ft.) to land of Charles Boyer; thence running back of the same width to another alley twenty feet (20 ft.) wide which is a continuation of the first herein mentioned alley.

The eastern line of said property extending through center of the partition or dividing wall of the double house numbers 501-503 West Fourth Street. It being intended that the eastern line of the above described premises shall run through the middle of the brick partition wall between the house on the hereby conveyed premises and adjoining house on the east side of it and that the said partition wall shall always belong jointly to the owners of the said adjoining houses. Bounded on the south by Fourth Street, on the west by alley, on the north by alley, on the east by property now or late of Charles H. Boyer.

Being known as: 503 West Fourth Street, Bethlehem, Pennsylvania 18015.

Title to said premises is vested in Carmen S. Patterson by deed from LINDA ANN STARK, EXECUTRIX OF THE WILL OF ELMER J. DEFRANCISCO dated April 9, 1999

and recorded June 16, 1999 in Deed Book 1999-1, Page 88365.

BEING KNOWN AS 503 West Fourth Street, Bethlehem, PA 18015.

TAX PARCEL NUMBER: P6SW2B 7 15 0204.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Carmen S. Patterson.

TERRENCE J. McCABE, ESQUIRE

No. 63
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2006-00500

ALL THOSE TWO (2) CERTAIN lots, tracts or pieces of land situated in the Township of Palmer, County of Northampton, and Commonwealth of Pennsylvania, designated on the Plan or Draft of 'Palmer Heights' Building Lots recorded in the Office for the Recording of Deeds at Easton, in and for the County of Northampton, in Book of Maps No. 6, Page 37, as Lots Nos. 481 and 482 with improvements thereon erected known as 2618 Nazareth Road, bounded and described as follows, to wit:

SAID LOTS being located on the Southwest side of the Nazareth Pike as shown on said Plan, each lot containing a width in front on said Nazareth Pike of twenty (20) feet, or a total width of forty (40) feet, and extending of that width in depth Southwestwardly one hundred and twenty-five (125) feet to Lots Nos. 390 and 391 as shown on said Plan.

BOUNDED on the Northeast by the Nazareth Pike, on the Southeast by Lot No. 480 as shown on said Plan, on the Southwest by Lots Nos. 390 and 391, as shown on said Plan, and on the Northwest by Lot No. 483 as shown on said Plan.

TITLE TO SAID PREMISES IS VESTED IN Monica Princeton, by Deed from Monica Princeton, Executrix of the Estate of Ronald Princeton, deceased and Monica Princeton, Individually and Devisee, dated 09/08/2006, recorded 10/20/2006, in Deed Book 2006-1, page 436691.

BEING KNOWN AS 2618 Nazareth Road, Easton, PA 18045.

TAX PARCEL NUMBER: L8SE2 25 9 0324.

THEREON BEING ERECTED a two-story single style dwelling with stone exterior and slate roof; attached one-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Estate of Ronald Princeton and Monica Princeton, Executrix and Devisee of the Estate of Ronald Princeton.

JOSEPH E. DeBARBERIE,
ESQUIRE

No. 65
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-04779

ALL THAT CERTAIN two-story Frame Dwelling-house 20 x 28 ft. with two-story frame addition 14 x 16 ft. thereto attached, and Lot or piece of Ground upon which the same is erected, situated on the east side of Chestnut Street and north of Northampton Street, in the Borough of Bath aforesaid, bounded and described as follows, to wit:

BEGINNING at an Iron Pin on the east side of Chestnut Street, it being the northwest corner now of Edwin Graver's Lot, formerly of the late Jacob S. Meyers; thence south along said lot of Edwin Graver, south eighty-seven degrees east, one hundred and seventeen (117) feet to an iron pin on the west side of a ten feet wide alley;

thence north—along said alley, north three degrees east, forty (40) feet to another iron pin on said alley; thence along lands late of Jacob S. Meyers, north eighty-seven degrees west, one hundred and seventeen (117) feet to an iron pin on Chestnut Street; thence along the East side of said Chestnut Street, south three degrees west, forty (40) feet, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN John D. Angst and Anna Marie Angst, h/w, by Deed from Alice E. Fields, widow and Elizabeth L. Fields, single, dated 05/20/1982, recorded 05/21/1982 in Book 637, Page 585.

BEING KNOWN AS 119 North Chestnut Street, Bath, PA 18014.

TAX PARCEL NUMBER: K6NW4B 6 12 0503.

THEREON BEING ERECTED a two-story single style dwelling with asbestos shingle siding and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Anna Marie Angst and John D. Angst.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 66
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2013-06949

ALL THAT CERTAIN piece or parcel of land situate Wilson Borough, County of Northampton and Commonwealth of Pennsylvania, known as No. 2475 Birch Street, more particularly bounded and described as follows, to wit:

CONTAINING in front on said Birch Street 32 feet, more or less, and extending Northward along line of property now or late of Reading Hefler 87 feet to other land now or late of

Reading Hefler; thence westward along said Hefler's land 1 foot 6 inches more or less, to land now or late of Daisy Noble; thence in a Southwesterly direction along line of land now or late of Daisy Noble 92 feet more or less, to Birch Street; bounded on the South by Birch Street; West by land now or late of Daisy Noble; North by land now or late of Reading Hefler; and on the East by property now or late of the said Reading Hefler. The Eastern line of this property being the middle line of the partition wall running North and South, between the property hereby conveyed and the adjoining on the East.

TITLE TO SAID PREMISES IS VESTED IN Ling Chen—Peters, wife by Deed from Jeffrey J. Peters, married, dated 3/26//2007 and recorded 4/4/2007 in deed book 2007-1, page 123982.

BEING KNOWN AS 2475 Birch Street, Easton, PA 18042.

TAX PARCEL NUMBER: L9SW4D 11 8 0837.

THEREON BEING ERECTED a two-story half-of-double style dwelling with brick exterior and shingle roof.

SEIZED AND TAKEN into execution of the writ as the property of Jeffrey J. Peters and Ling Chen-Peters.

JOHN MICHAEL KOLESNIK,
ESQUIRE

No. 68
BY VIRTUE OF A CERTAIN
WRIT OF EXECUTION
CV-2008-05673

ALL THAT CERTAIN lot or piece of land situate in the Township of Forks, County of Northampton and Commonwealth of Pennsylvania, being shown as Lot No. 35 on the final subdivision plat of College Hill Estates, prepared by C. Douglas Cherry and Associates, dated

December, 1986, and recorded in the Office of the Recorder of Deeds for Northampton County in Plan Book 87, Page 419, and being more particularly described as follows, to wit:

BEGINNING at a point on the westerly right-of-way line of Blossom Hill Road (50 feet wide), said point being on a corner of Lot No. 34 of College Hill Estates; thence along said westerly right-of-way line of Blossom Hill Road (50 feet wide) South 02 degrees 00 minutes 00 seconds East 105.00 feet to a point on a corner of lands of Lot No. 36 of College Hill Estates; thence along said lands of Lot No. 36 of College Hill Estates South 88 degrees 00 minutes 00 seconds West 115.00 feet to a point on a corner of lands of Lot No. 33 of College Hill Estates; thence along said lands of Lot No. 33 of College Hill Estates North 02 degrees 00 minutes 00 seconds West 105.00 feet to a point on a corner of lands of Lot No. 34 of College Hill Estates; thence along said lands of Lot No. 34 of College Hill Estates North 88 degrees 00 minutes 00 seconds East 115.00 feet to a point, the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN May C. Turner and

Suzanne A. Kauth-Koch by Deed from National Residential Nominee Services, Inc., a Delaware Corporation dated 02/26/2004 recorded 05/13/2004 in Deed Book 2004-1 Page 181527.

BEING KNOWN AS 2060 Blossom Hill Road, Easton, PA 18040.

TAX PARCEL NUMBER: K9NE4 2 2 0311.

THEREON BEING ERECTED a two-story single style dwelling with vinyl siding and shingle roof; attached two-car garage.

SEIZED AND TAKEN into execution of the writ as the property of Suzanne A. Kauth-Koch and May C. Turner.

NICOLE LaBLETTA, ESQUIRE

A Schedule of Distribution will be filed by the Sheriff thirty days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten days from the date of filing the Schedule of Distribution.

CHRISTOPHER ZIEGER

Acting Sheriff

Northampton County,
Pennsylvania

DAVID CERAUL, ESQUIRE

Solicitor to the Sheriff

Apr. 17, 24; May 1

HEALTHCARE ASSOCIATE WANTED

Fitzpatrick Lentz & Bubba, P.C. is seeking a highly qualified attorney for the Health Law Practice Group in its Center Valley, PA, office. Ideal candidate to have 3-5 years of experience in health care matters and Pennsylvania licensure. Full job description available at www.flblaw.com. Please send resume and cover letter to careers@flblaw.com.



FITZPATRICK LENTZ & BUBBA

ATTORNEYS AT LAW

4001 Schoolhouse Lane • Stabler Corporate Center • Center Valley, PA

610-797-9000 • www.FLBLaw.com



MAY 2014

MON	TUE	WED	THU	FRI
			1 Juvenile Arraignments DRS	2 Misc. Hrngs.
5 Juvenile Criminal	6 Criminal	7 Civil Call Criminal	8 Juvenile Criminal	9 Misc. Hrngs.
12 Juvenile Non-Jury	13 Non-Jury	14 Asbestos Pretrials Civil Call Non-Jury	15 Juvenile Arraignments Non-Jury	16 Misc. Hrngs.
19 Juvenile Civil	20 Civil	21 Civil	22 Juvenile Civil	23 Misc. Hrngs. O.C. Audit
26 Memorial Day (Observed)	27 Juvenile Argument	28 ARD/ Summaries DRS	29 Juvenile DRS Arraignments	30 Misc. Hrngs.

**COMMONWEALTH OF PENNSYLVANIA, Plaintiff v.
DOREEN JEAN LLAGAS, Defendant**

Expungement.

The Defendant filed a petition to expunge a 2005 summary charge for Harassment, which the Commonwealth opposed based on the Defendant's 2008 summary charge for Retail Theft. Under Section 9122(b)(3)(i) of the Crimes Code, the Defendant argued that a charge is ripe for expungement if it took place at least five years prior to the petition for expungement; the Commonwealth argued that a charge cannot be expunged if a defendant has a subsequent charge within five years of the initial charge. The Court agreed with the Defendant and concluded that the law is more reasonably read to allow for expungement when a criminal defendant has a clear record for five or more years prior to the petition for expungement. Because the Defendant had a 2008 charge, only four years prior to the instant petition, the Court denied the petition, but noted that the Defendant's 2005 charge would be ripe for expungement in 2013, barring any subsequent criminal convictions.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Criminal Division—No. MJ-03209-NT-0000347-2005.

MICHAEL THOMPSON, ESQUIRE, for the Commonwealth.

Doreen Jean Llagas, Pro Se.

Order of the Court entered on December 18, 2012 by BARATTA, J.

ORDER

AND NOW, this 18th day of December, 2012, Petitioner Doreen Jean Llagas's Petition for Expungement of the above-captioned matter is hereby DENIED.

STATEMENT OF REASONS

This matter came before the undersigned on the November 30, 2012, Miscellaneous Court List. The Petitioner Doreen Jean Llagas ("Petitioner") seeks the expungement of a 2005 summary charge for Harassment (18 Pa. C.S.A. §2709(a)(1)). Pursuant to Section 9122(b)(3)(i) of the Crimes Code, "[c]riminal history record information may be expunged when ... [a]n individual who is the subject of the information petitions the court for the expungement of a summary offense and has been free of arrest or prosecution for five years following the conviction for that offense." Expungement of a criminal record is within the sound discretion of the Court. *Commonwealth v. V.G.*, 9 A.3d 222, 224 (Pa. Super. 2010) (citation omitted).

The Commonwealth opposes the expungement of this charge, because Petitioner's criminal record also includes a 2008 summary charge for Retail Theft (18 Pa. C.S.A. §3929(a)(1)).¹ The Commonwealth interprets Section

¹ Petitioner originally sought expungement of this offense as well, but withdrew the petition before the Court on November 30, 2012. The Commonwealth stated that it would not oppose expungement of the 2008 Retail Theft charge after five years have passed from the time of conviction for that offense.

9122(b)(3)(i) as prohibiting the expungement of a summary offense when a petitioner has been arrested or prosecuted for an additional offense within five years after the conviction of the original offense. Petitioner counters that the relevant five-year period is not the five years immediately following conviction for the summary offense but, rather, is the five years prior to the present motion for expungement. Therefore, we face a question of statutory interpretation: Does Section 9122(b)(3)(i) contemplate a five-year “look forward” period from the time of an offense or a five-year “look back” period from the time of the petition for expungement?

There is apparently no controlling case law on this issue. The Commonwealth did present the Court with relevant case law, which we recognize as persuasive authority. Primary among these cases is *Commonwealth v. Wubbe*, decided by the Cumberland County Court of Common Pleas in 2009. 59 Cumb. 34 (2009). In *Wubbe*, the petitioner sought the expungement of six summary offenses, which occurred from 1992 to 1997. As a result, all but the last of the offenses were followed by a subsequent offense within five years. Notably, at the time of the petitioner’s expungement petition, twelve years had passed since his most recent offense in 1997. The *Wubbe* court faced the same issue before us today: Whether the statute provides for a five-year look forward period or a five-year look back period. Ultimately, the *Wubbe* court concluded that the statute should be read as creating a look back period. Accordingly, because the petitioner had no offenses in the five years prior to his petition for expungement, the court granted his petition. In arriving at this conclusion, the *Wubbe* court reasoned that:

[r]emedial statutes [like Section 9122] are favored by the courts, and thus, they will be interpreted liberally, to embrace all cases fairly within their scope so as to accomplish the greatest public good, and to effectuate the purpose of the statute, by suppressing the mischiefs, and advancing the remedy, provided it can be done by reasonable construction of the words chosen by the legislature.

Id. at 37 (citation omitted). In addition, the court pointed out two illogical situations that would result if the statute were interpreted as creating a five-year look forward period: (1) an individual with a serious criminal record would be eligible for expungement whereas an individual without one would be excluded, and (2) a more recent summary offense would be subject to expungement and an older offense would not be. *Id.* at 38. The *Wubbe* decision was affirmed by the Superior Court in a non-precedential decision, which did not elaborate on the analysis of the Common Pleas Court. *See generally, Com. v. Wubbe*, 1948 MDA 2009 (Pa. Super. 2010).

The Northampton County Court of Common Pleas previously addressed this issue by Order of the Honorable Craig A. Dally, dated June 21, 2012, in the matter of *Commonwealth v. Kemp*. In *Kemp*, the petitioner

sought the expungement of two summary offenses, occurring in 2001 and 2002, respectively. The Commonwealth opposed expungement of the 2001 offense, because the 2002 offense took place within the five years after the 2001 offense. The court adopted the reasoning of *Wubbe* and applied a five-year look back period from the date of the expungement petition. The petitioner in *Kemp* had no offenses on his record for ten years prior to petitioning for expungement. As a result, the court granted the petition for both offenses.

Turning to the petition before the Court today, we also adopt the reasoning of *Wubbe* and determine that Section 9221 requires the Court to consider the five years prior to the expungement petition rather than the five years after the subject offense. Unfortunately for Petitioner, under either interpretation of the statute, her 2005 Harassment charge is not ripe for expungement. Even though we will not allow the subsequent 2008 Retail Theft charge to prevent expungement of the 2005 charge, as we are not utilizing a “look forward” analysis, the 2008 charge falls within the five years before the instant petition. In other words, Petitioner’s most recent offense occurred only four years ago in 2008.² As a result, we are unable to grant the petition for expungement of the 2005 summary charge of Harassment. However, we note that, in 2013, five years will have passed from the time of Petitioner’s 2008 charge. Assuming that Petitioner has no additional offenses between now and the expiration of this five-year period, both the 2005 and 2008 charges will be appropriate for expungement at that time. While this conclusion means that Petitioner will simply have to file a new petition next year, if we were to grant the expungement on the 2005 charge today, we would essentially disregard Section 9221 under either possible interpretation—a result which certainly exceeds any reasonable reading of the statute.

Therefore, the Petition for Expungement is DENIED.

² In this way, Petitioner’s case differs from both *Wubbe* and *Kemp*, in which the petitioners’ most recent offenses were ten or more years before their petitions for expungement.

**CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.,
Petitioner v. TOWNSHIP OF HANOVER, NORTHAMPTON
COUNTY, PENNSYLVANIA; TOWNSHIP OF BETHLEHEM,
NORTHAMPTON COUNTY, PENNSYLVANIA; and
BERKHEIMER TAX ADMINISTRATOR, INC., Respondents
CONSOLIDATED ELECTRICAL DISTRIBUTORS, INC.,
Petitioner v. TOWNSHIP OF BETHLEHEM, NORTHAMPTON
COUNTY, PENNSYLVANIA; TOWNSHIP OF HANOVER,
NORTHAMPTON COUNTY, PENNSYLVANIA; and
BERKHEIMER TAX ADMINISTRATOR, INC., Respondents**

Business Privilege Tax—Tax Refund—Statute of Limitations—Laches—Equitable Estoppel.

Consolidated Electrical Distributors, Inc. (“CED”) appealed from (1) a decision by the Tax Appeals Board of Bethlehem Township, Pennsylvania (“Bethlehem Township”) that CED owed \$93,995.23 in unpaid business privilege taxes for the years 2001 through 2006, during which time CED had incorrectly paid the taxes to Hanover Township, Pennsylvania (“Hanover Township”); and (2) a decision by the Tax Hearing Officer of Hanover Township that any claim for a refund of the taxes was barred by the statute of limitations. On appeal, CED argued that (1) it had received preprinted tax return forms from Berkheimer Tax Administrator, Inc. (“Berkheimer”), Tax Collector for both Bethlehem Township and Hanover Township, which mistakenly listed CED’s business address and taxing jurisdiction as Hanover Township; (2) CED had never questioned the information in Berkheimer’s preprinted forms; (3) CED had paid its taxes to Berkheimer, and Berkheimer had “misallocated” the taxes to Hanover Township; and (4) CED was not requesting a “tax refund” but a “reallocation” of the taxes from Hanover Township to Bethlehem Township.

The Court denied CED’s appeals, holding that (1) in each of the years 2001 through 2006, CED affirmed by affidavit that the business address and taxing jurisdiction listed in its tax returns were correct; (2) it was the taxpayer’s responsibility, not Berkheimer’s, to ensure that the information in the returns was correct; (3) Berkheimer was legally required to send the taxes to the taxing jurisdiction specified by the taxpayer, and Berkheimer therefore correctly sent the taxes to Hanover Township, not Bethlehem Township; (4) there is no remedy of “reallocation” in the Local Agency Law or the Townships’ respective ordinances; (5) any claim for a tax refund from Hanover Township for the years 2001 through 2006 was barred by the statute of limitations; and (6) CED waived any arguments based on laches or equitable estoppel by failing to present those arguments to the agencies below.

In the Court of Common Pleas of Northampton County, Pennsylvania,
Civil Division—Nos. C-48-CV-2011-406, C-48-CV-2011-7767.

FRANCIS J. HOEGEN, ESQUIRE and WILLIAM L. BYRNE, ESQUIRE, for
Plaintiff.

STANLEY J. MARGLE, III, ESQUIRE, for Defendant Township of Bethlehem.

LEO DeVITO, ESQUIRE, for Defendant Township of Hanover.

DAVID R. CORDON, ESQUIRE, for Defendant Berkheimer Tax Administrator, Inc.

Order of the Court entered on March 18, 2013 by KOURY, JR., J.

OPINION

Consolidated Electrical Distributors, Inc. (“CED”) appeals from two decisions: (1) a July 14, 2011 decision by the Tax Appeals Board of Bethlehem Township, Northampton County, Pennsylvania; and (2) a December 15, 2010 decision by the Tax Hearing Officer of Hanover Township, Northampton County, Pennsylvania. After careful review, we affirm.

BACKGROUND

The operative facts are not in dispute.

Both the Bethlehem Township Tax Appeals Board and the Hanover Township Tax Hearing Officer held hearings and made a full and complete record of the proceedings below. By agreement of the parties, the two appeals were consolidated. This Court has jurisdiction of the appeals pursuant to Section 8434 of the Local Taxpayers Bill of Rights, 53 Pa. C.S.A. §8434; Section 752 of the Local Agency Law, 2 Pa. C.S.A. §752; and Sections 933(a)(2) and 5105(a)(2) of the Pennsylvania Judicial Code, 42 Pa. C.S.A. §§933(a)(2), 5105(a)(2).

The Business Privilege Tax

CED is an electrical supply company which has conducted business since 2001 in Bethlehem Township, Northampton County, Pennsylvania. *See* Petition for Review of Decision By Tax Hearing Officer of the Township of Hanover, Northampton County, Commonwealth of Pennsylvania, *Consolidated Elec. Distributors, Inc. v. Township of Hanover et al.*, C-48-CV-2011-406 (C.P. Northampton Jan. 13, 2011) (“Hanover Pet.”) ¶¶6-7 and Exs. A, C. Companies that conduct business in Bethlehem Township are required to pay a business privilege tax based on the volume of business they transact within the territorial limits of the Township. *See* Business Privilege Tax and Mercantile Tax Ordinance, Bethlehem Township Ordinance No. 2-76 (“Bethlehem Ordinance”), Sec. III. Bethlehem Township contracts with Berkheimer Tax Administrator, Inc. (“Berkheimer”), a private corporation, to collect the business privilege tax. *See* Hanover Pet. ¶¶4, 9.

The neighboring municipality of Hanover Township also levies a business privilege tax, pursuant to an ordinance virtually identical to that of Bethlehem Township. *See* Business Privilege Tax and Mercantile Tax Ordinance, Hanover Township Ordinance 78-1 (“Hanover Ordinance”), Sec. III. Like Bethlehem Township, Hanover Township contracts with Berkheimer to collect its business privilege tax. *See* Hanover Pet. ¶¶4, 9.

Business Privilege Tax Returns

Both Bethlehem and Hanover Townships require businesses to file an annual business privilege tax return using forms furnished by the Town-

ship Treasurer. *See* Bethlehem Ordinance Sec. IV(a); Hanover Ordinance, Sec. IV(a). Although the tax return forms are furnished by the Townships, the law requires the taxpayer to supply the information requested in the form, including the taxpayer's "business address." Bethlehem Ordinance, Sec. IV(b) and (c); Hanover Ordinance, Sec. IV(b) and (c). The taxpayer is required to swear by affidavit to the accuracy of the information provided in the return. *See* Bethlehem Ordinance, Sec. IV(a); Hanover Ordinance, Sec. IV(a) ("Every person making a return shall certify the correctness thereof by affidavit."). The law requires Berkheimer to send the taxes to the taxing jurisdiction specified by the taxpayer in its tax return form. *See* 53 P.S. §6924.513(a)(2) ("Income taxes received from employers, taxpayers or other tax collection districts shall be distributed based on the information submitted by the employers, taxpayers or tax collection districts.").

Berkheimer's Collection of CED's Business Privilege Taxes

When CED opened its business in Bethlehem Township in 2001, Berkheimer sent CED a business privilege tax return form. *See* Hanover Pet., Ex. C. The form incorrectly listed CED's business address as "Route 22 & 512, Bethlehem, PA," an address that was located in Hanover Township. *See id.* CED's correct business address was 2030 Highland Avenue, Bethlehem, Pennsylvania, which was located in Bethlehem Township. *See id.* Consistent with this error in CED's stated business address, the tax form incorrectly listed CED's taxing jurisdiction as Hanover Township rather than Bethlehem Township. *See id.*

After receiving the form in 2001, CED made no investigation to determine whether its business was located in Hanover Township or Bethlehem Township. *See id.* CED did not correct either of the errors in the tax form. *See id.* It completed the return, swore to its correctness by affidavit, and sent it to Berkheimer with the tax due. *See id.* In accordance with the law, based on CED's sworn affidavit that the business address and taxing jurisdiction listed in the return were correct, Berkheimer sent CED's taxes to Hanover Township. *See id.*

In each of the following years through 2009, Berkheimer sent a tax return form to CED listing the same incorrect business address and taxing jurisdiction that had appeared in the 2001 return submitted by CED. *See id.* In each of those years, CED again completed the return without correction, swore to its correctness by affidavit, and submitted it to Berkheimer with the tax due. *See id.* In each of those years, in accordance with the law, based on CED's sworn affidavit that the business address and taxing jurisdiction listed in the return were correct, Berkheimer sent CED's taxes to Hanover Township. *See* Hanover Pet. ¶¶10-11, Ex. C.

Bethlehem Township's Notice of Underpayment

In the years 2001 through 2009, CED filed no business privilege tax returns with Bethlehem Township. *See* Hanover Pet., Ex. C. On August 19,

2010, after performing an audit and discovering that CED had failed to pay business privilege taxes to Bethlehem Township, the Bethlehem Township Audit Department sent CED a Notice of Underpayment for the years 2001 through 2009 stating that CED owed \$79,153.41 in unpaid taxes, \$90.00 in license fees, \$40,547.82 in interest, and \$4,749.20 in penalties, for a total of \$122,967.35. *See* Hanover Pet. ¶15 and Ex. B.

Hanover Township issued a tax refund for the years 2007, 2008, and 2009 in the amount of \$28,972.12, which reduced the total amount due to \$93,995.23. *See* Hanover Pet., Ex. C. Hanover Township declined to issue a refund for the years 2001 through 2006, because refund requests are subject to a three-year statute of limitations. *See* 53 Pa. C.S.A. §8425(a); Hanover Pet., Ex. C.

CED's Requests for Hearing

Berkheimer acted as both Tax Collector and Tax Hearing Officer for Hanover Township. *See* Hanover Pet., Ex. F. Accordingly, on October 19, 2010, CED sent Berkheimer a written request for a hearing. *See* Hanover Pet., Ex. C. CED asserted that it did not owe any taxes to Bethlehem Township, because it had already paid the taxes to Bethlehem Township's Tax Collector, Berkheimer, and Berkheimer had mistakenly sent the taxes to Hanover Township. *See id.* CED asserted that (1) Berkheimer had made an "incorrect designation on its preprinted tax forms"; (2) CED had "no knowledge of the district designations made by [Berkheimer] used for internal tax allocation purposes"; (3) CED "reasonably relied" on the district designation in Berkheimer's tax forms and "never questioned" whether the taxing jurisdiction listed in the tax forms might be incorrect; (4) Berkheimer made an "internal allocation" of the taxes to Hanover Township rather than Bethlehem Township; (5) CED bore no legal responsibility for Berkheimer's "misallocation" of taxes to the wrong taxing jurisdiction; and (6) CED was not requesting a tax refund from Hanover Township but, rather, was requesting that Bethlehem Township's Notice of Underpayment be vacated and that CED's taxes be "reallocated" from Hanover Township to Bethlehem Township. Hanover Pet. ¶16 and Ex. C.

CED did not raise any issue as to the timeliness of Bethlehem Township's Notice of Underpayment. *See* Hanover Pet., Ex. C. There is no statute of limitations for a municipality seeking unpaid business privilege taxes where the taxpayer has failed to file a return. *See* 53 P.S. §6924.319 ("No assessment may be made of any tax imposed under this chapter more than five years after the date on which such tax should have been paid except where a fraudulent return or no return has been filed.").

On or about November 10, 2010, CED submitted a form entitled "Petition for Appeal and Refund" to Bethlehem Township, seeking relief from the Notice of Underpayment and attaching a copy of the October 19, 2010 letter it had sent to Berkheimer stating the grounds for its challenge. *See* Bethlehem Pet., Exs. E, F.

The Decision by the Hanover Township Tax Hearing Officer

On December 9, 2010, Berkheimer, acting as the Tax Hearing Officer for Hanover Township, held a hearing on CED's appeal. *See* Hanover Pet., Ex. F. CED argued that the three-year statute of limitations for tax refunds should not apply, because CED was not seeking a tax refund but a "reallocation" of taxes from Hanover Township to Bethlehem Township. *See id.* On December 15, 2010, Berkheimer issued a decision denying the appeal. *See id.* Berkheimer held that the law does not provide a remedy of "reallocation" from one taxing jurisdiction to another and that CED's request therefore must be treated as a request for a tax refund. *See* Hanover Pet., Exs. E, F. Berkheimer further held that it had correctly denied CED a tax refund for the years 2001 through 2006, since the three-year statute of limitations barred an award of a tax refund for the years prior to 2007. *See* Hanover Pet., Ex. F.

CED's Appeal From the Hanover Township Decision

On January 13, 2011, CED filed in this Court a Petition for Review of the December 15, 2010 decision by Hanover Township's Tax Hearing Officer denying a tax refund. *See* Hanover Pet. CED named Bethlehem Township and Berkheimer as additional defendants. *See id.* On April 6, 2011, upon agreement of the parties, this Court continued the matter in order to await a ruling on CED's appeal from the Notice of Underpayment before the Bethlehem Township Tax Appeals Board. *See Consolidated Electrical Distributors, Inc. v. Hanover Township et al.*, No. C-48-CV-2011-406 (C.P. Northampton Co. Apr. 6, 2011) (McFadden, P.J.).

The Decision by the Bethlehem Township Tax Appeals Board

On June 8, 2011, the Board of Commissioners of Bethlehem Township, acting in Executive Session as the Tax Appeals Board, held a hearing on CED's appeal from Bethlehem Township's Notice of Underpayment. *See* Bethlehem Pet. ¶26, Ex. F. CED did not attend the hearing, but CED and the Bethlehem Township Director of Finance submitted a Joint Stipulation that was admitted into evidence at the hearing. *See id.* On July 14, 2011, the Tax Appeals Board issued a decision denying CED's appeal. *See id.* The Tax Appeals Board held that CED had operated exclusively in Bethlehem Township from 2001 through 2009 but had incorrectly paid its taxes to Hanover Township and therefore was not entitled to relief from the Notice of Underpayment. *See id.*

CED's Appeal From the Bethlehem Township Decision

On August 12, 2011, CED filed in this Court a Petition for Review of the July 14, 2011 decision of Bethlehem Township's Tax Appeals Board denying its request for relief from the Notice of Underpayment. *See* Petition

for Review of Decision of Tax Appeals Board of the Township of Bethlehem, Northampton County, Commonwealth of Pennsylvania, *Consolidated Elec. Distributors, Inc. v. Township of Bethlehem et al.*, C-48-CV-2011-7767 (C.P. Northampton Co. Aug. 12, 2011) (“Bethlehem Pet.”). By agreement of the parties, the two appeals were consolidated. *See Consolidated Elec. Distributors, Inc. v. Township of Hanover et al.*, C-48-CV-2011-406 (C.P. Northampton Co. Nov. 23, 2011) (McFadden, P.J.).

DISCUSSION

Standard of Review

The role of a trial court exercising its appellate function in reviewing a complete record developed in a local agency proceeding is limited to determining whether the record contains substantial evidence supporting the determinations of the trier of fact, whether the procedure before the agency was contrary to statute, whether constitutional rights were violated or whether an error of law was committed.

City of Pittsburgh v. Kisner, 746 A.2d 661, 665 (Pa. Commw. 2000) (citing Local Agency Law §754(b), 2 Pa. C.S.A. §754(b)) (appeal from arbitrator’s decision denying police officer’s claim for Heart & Lung Act benefits); *accord, Clement & Muller, Inc. v. Tax Review Board of City of Philadelphia*, 659 A.2d 596, 597 (Pa. Commw. 1995) (appeal from Philadelphia Tax Review Board’s decision concerning business privilege tax); *City of Philadelphia, Department of Revenue v. Tax Review Board of the City of Philadelphia to the Use of Sawin Systems, Inc.*, 157 Pa. Commonwealth Ct. 43, 47 n.4, 628 A.2d 1220, 1221 n.4 (1993) (same).

Bethlehem Township’s Notice of Underpayment

CED argues that Bethlehem Township’s Notice of Underpayment should be vacated, because CED has already paid its taxes to Bethlehem Township’s Tax Collector, Berkheimer, and that Berkheimer, as Bethlehem Township’s agent, “misallocated” the funds to Hanover Township. This argument fails, for two reasons.

First, there is no evidence in the record that CED paid its taxes to Bethlehem Township’s Tax Collector. The record reflects that CED paid its taxes to Berkheimer solely in Berkheimer’s capacity as Hanover Township’s Tax Collector. CED’s tax forms listed its business address and taxing jurisdiction as Hanover Township. CED affirmed by affidavit that its business address was in Hanover Township and that its taxing jurisdiction was Hanover Township. Based on CED’s affidavits, Berkheimer remitted CED’s taxes to Hanover Township. There was nothing in any of these transactions to indicate that Berkheimer was acting for Bethlehem Township or that CED believed that Berkheimer was acting for Bethlehem Township. Thus,

there is no basis in the record for CED's contention that it has already paid its taxes to Bethlehem Township's Tax Collector. We find that the record supports the finding by the Bethlehem Township Tax Appeals Board that CED paid no business privilege taxes to Bethlehem Township.

Second, there is no evidence in the record that Berkheimer, as Bethlehem's agent, "misallocated" CED's funds to Hanover Township. Berkheimer was required by law to send CED's taxes to the taxing jurisdiction specified in CED's tax return. *See* 53 P.S. §6924.513(a)(2). Thus, the record reflects that CED, by swearing to the correctness of its tax return, instructed Berkheimer to send its taxes to Hanover Township. Accordingly, we find no support in the record for a finding that Berkheimer "misallocated" CED's taxes.

Even if Berkheimer had "misallocated" CED's taxes, the two Townships would not have had authority to "reallocate" CED's taxes from Hanover Township to Bethlehem Township, since the Local Agency Law and the Townships' ordinances do not provide a remedy of "reallocation." Accordingly, we find that the Bethlehem Township Tax Appeals Board properly treated CED's appeal as a request for relief from the Notice of Underpayment and that the Hanover Township Tax Hearing Officer properly treated CED's appeal as a request for a tax refund.

Hanover Township's Denial of a Tax Refund

CED argues that although it was required to swear to the correctness of its tax returns, it reasonably relied on Berkheimer's preprinted tax forms stating that its taxing jurisdiction was Hanover Township. There is no basis for this argument in the record. Because the law requires the taxpayer to swear by affidavit to the correctness of the information in its return, it was CED's duty to verify its own business address and perform sufficient investigation to determine the taxing jurisdiction in which it was located. CED has cited to no authority for the proposition that it was permitted to rely on information provided in Berkheimer's preprinted tax form.

CED also has cited no authority that would require the Treasurer or Tax Collector to check the accuracy of the information CED provided in its tax return and to correct CED's mistakes. On the contrary, the law requires the Tax Collector to send the taxes to the jurisdiction specified by the taxpayer in its sworn tax return. *See* 53 P.S. §6924.513(a)(2). The fact that Berkheimer also collected business privilege taxes for Bethlehem Township does not justify an inference that Berkheimer would cross-check the property records in the two Townships to verify the accuracy of taxpayers' sworn affidavits concerning their business addresses. Accordingly, we find no merit in CED's contention that it was relieved of its obligation to provide accurate information in its tax return.

CED argues that the three-year statute of limitations should not apply to its request from Hanover Township because it is not requesting a refund

but is requesting a reallocation of the taxes from Hanover Township to Bethlehem Township. We agree with the Hanover Township Tax Hearing Officer that, because the law provides no remedy of “reallocation,” CED’s request must be treated as a request for a tax refund and is therefore subject to the statute of limitations applicable to requests for tax refunds.

CED cites cases involving errors and omissions of public officials with respect to property taxes, *see e.g., Albert v. Lehigh Coal and Navigation Company*, 431 Pa. 600, 610, 246 A.2d 840, 845 (1968). CED’s reliance on these cases is substantively misplaced. In each case, a sale of land for nonpayment of taxes was held to be void on the ground that the landowner had paid the property taxes but that government officials had mistakenly applied the payment to a different parcel of land. Moreover, the government official in each case was charged with the responsibility for ensuring that the payment was applied to the correct parcel on the government’s books, a task over which the taxpayer had no control. There was no legal requirement that the taxpayer execute an affidavit swearing to the correctness of the government official’s decision as to which parcel of land should be credited with the payment. Here, by contrast, although the Tax Collector’s preprinted tax form indicates that the taxes should be paid to a particular municipality, the law transfers responsibility from the Tax Collector to the taxpayer by (1) requiring that the taxpayer make its own determination as to its taxing jurisdiction and swear by affidavit to the correctness of that determination; and (2) requiring the Tax Collector to send the payment to the taxing jurisdiction specified by the taxpayer in its tax return. *See Bethlehem Ordinance, Sec. IV(a)(b) and (c); Hanover Ordinance, Sec. IV(a)(b) and (c).* Thus, the cases cited by CED do not apply to the issue presented here.

CED’s Waiver of Laches and Equitable Estoppel

Bethlehem Township, responding to CED’s claims of procedural unfairness, has asserted that CED “cannot state a claim against Respondent for laches or unclean hands.” Respondent’s Memorandum of Law in Opposition to Petition for Review of the Decision By Tax Appeals Board of the Township of Bethlehem, Northampton County, Commonwealth of Pennsylvania, *Consolidated Elec. Distributors, Inc. v. Township of Hanover et al.*, C-48-CV-2011-406 (C.P. Northampton Co. Dec. 10, 2012), at 4. We agree. CED did not raise the defenses of laches or equitable estoppel either against Bethlehem Township’s attempt to collect unpaid taxes for the years 2001 through 2006 or against Hanover Township’s defensive use of the statute of limitations to deny a tax refund for the years 2001 through 2006. Because CED did not present these issues to the agencies below, they are waived.

The affirmative defenses of laches and equitable estoppel may be asserted against the government in an action for unpaid taxes where the

taxpayer can prove that the government was guilty of failing to exercise due diligence in bringing the claim and that the taxpayer was prejudiced by the unreasonable delay. See *In re Estate of Leitham*, 726 A.2d 1116, 1119-20 (Pa. Commw. 1999) (claim for inheritance taxes barred where government failed to act on knowledge in its possession until after estate was closed and assets had been distributed). “Whether the [government] acted with due diligence depends upon what [it] might have known by use of information within its reach, and prejudice may be found where some change in the condition or relation of the parties occurs during the period the complaining party failed to act.” *Id.* at 1119. “[T]he application of laches involves a factual determination and an ad hoc balancing of conflicting interests in each case.” *Id.* at 1120 (quoting *Weinberg v. Com., State Bd. of Examiners*, 509 Pa. 143, 151, 501 A.2d 239, 243 (1985)) (laches would not bar State Board of Examiners from bringing disciplinary proceedings against accountant based on conduct six years earlier).

Similarly, a party may assert equitable estoppel against the government to prevent the government’s defensive use of a statute of limitations to deny a claim. See *Commonwealth, Department of Public Welfare v. UEC, Inc.*, 483 Pa. 503, 514, 397 A.2d 779, 784-85 (1979) (government estopped from asserting statute of limitations against contractor’s claim for breach of contract where government had assured contractor it would honor the contract and then refused to pay after the statute of limitations had run). To prove equitable estoppel, a party must prove by “clear, precise, and convincing evidence” that the opponent made an intentional or negligent misrepresentation and that, as a result of the misrepresentation, the party neither knew nor could have known, through the exercise of reasonable diligence, that it had a right to relief. See *Fine v. Checcio*, 582 Pa. 253, 271, 870 A.2d 850, 860-61 (2005). Like laches, equitable estoppel is highly fact-dependent. See *Ferguson Electric Co., Inc. v. Department of General Services*, 3 A.3d 681, 689 (Pa. Commw. 2010).

Where a party fails to raise a defense before an administrative agency, the defense is waived. See *Wing v. Commonwealth, Unemployment Compensation Board of Review*, 496 Pa. 113, 117, 436 A.2d 179, 181 (1981). The waiver doctrine has been applied to local agency proceedings by statute. See *Roomet v. Board of License and Inspection Review*, 928 A.2d 1162, 1165 n.2 (Pa. Commw. 2007) (“Section 753(a) of the Local Agency Law incorporates the waiver doctrine by requiring all legal questions be raised before the administrative agency hearing the appeal.”).

[T]he administrative law tribunal must be given the opportunity to correct its errors as early as possible; diligent preparation and effective advocacy before the tribunal must be encouraged by requiring the parties to develop complete records and advance all legal theories; and the finality of the lower

tribunals' determinations must not be eroded by treating each determination as part of a sequence of piecemeal adjudications.

Wing, supra (“[E]ven if the Bureau, the Referee, and the Board all espouse an incorrect theory, the employer must at least propose the allegedly correct theory or waive consideration of it.”). *Id.* at 117, 436 A.2d at 181. It is not enough that a legal theory have been raised in some general fashion. It must have been expressly presented to the agency; the party asserting it must have elicited testimony to support it; and it must be clear from the record that the issue was properly preserved for appellate review. *See Roomet*, supra (landowner waived arguments that Philadelphia Historical Commission had exceeded its authority by denying him a permitted use of his property, misapplied federal guidelines, and violated constitutional legal principles: “Before the Board [of License and Inspection Review], Landowner neither expressly raised these issues nor elicited testimony to support his positions. Accordingly, these issues are waived.”); *LaJevic v. Department of State, Bureau of Professional and Occupational Affairs*, 165 Pa. Commonwealth Ct. 310, 323-24, 645 A.2d 348, 354-55 (1994) (dentist who argued he was prejudiced by twenty-month delay in Commonwealth’s action to suspend his license had waived the defense of laches, because he did not cite to the record where the issue was preserved and, “As neither Dr. LaJevic nor the Commonwealth presented evidence on this issue before the Board, we cannot hold that the affirmative defense of laches was properly raised and preserved.”).

The waiver rule applies to the defenses of laches and equitable estoppel. A party must raise and present evidence on such defenses at the administrative level in order to give the agency a fair opportunity to evaluate and rule upon the defenses and provide a fully developed record for appellate review, or the defenses are waived. *See Kindle v. Commonwealth, State Board of Nurse Examiners*, 512 Pa. 44, 48-49, 515 A.2d 1342, 1344-45 (1986); *LaJevic*, supra.

In this case, the only arguments CED presented to the agencies below were that (1) CED owed no taxes to Bethlehem Township, because it had already paid the taxes to Bethlehem Township’s Tax Collector, which had “misallocated” the funds; and (2) the three-year statute of limitations applicable to tax refunds should not apply to CED, because CED did not seek a tax refund from Hanover Township but merely sought a “reallocation” of its taxes to Bethlehem Township based on Berkheimer’s misallocation of the funds. CED failed to present the arguments of laches or equitable estoppel either as to Bethlehem Township’s Notice of Underpayment or as to Hanover Township’s denial of a tax refund. To preserve the defenses of laches and equitable estoppel for appellate review, CED would have had to present evidence, and allow the Townships to present evidence, on a number of nuanced factual issues, including:

- (1) whether CED knew or should have known its own business address and taxing jurisdiction;
- (2) whether CED was reasonable in assuming that Berkheimer was acting for two different townships when it sent tax forms listing CED's taxing jurisdiction as Hanover Township;
- (3) whether CED was reasonable in assuming that Berkheimer had investigated and determined CED's correct taxing jurisdiction, notwithstanding that the business address printed in Berkheimer's tax form was incorrect;
- (4) whether the taxing authorities said or did anything that might have placed CED on notice of its correct taxing jurisdiction;
- (5) the degree of CED's fault in disregarding its legal obligation to investigate and swear to the accuracy of the information it was providing in its tax returns;
- (6) whether Berkheimer acted reasonably in relying on CED's sworn affidavits over a period of ten years that its business address was in Hanover Township and its taxing jurisdiction was Hanover Township;
- (7) the reasonableness of CED's continuing assumption, over a period of ten years, that the tax forms it was receiving were correct in listing Hanover Township as its taxing jurisdiction when the forms showed a business address in Hanover Township and CED was in fact located in Bethlehem Township;
- (8) which party was in the best position to identify the mistake; and
- (9) whether and when each party should have discovered that CED's taxes were being sent to the wrong jurisdiction.

Because CED did not raise the theories of laches or equitable estoppel before the Bethlehem Township Tax Appeals Board or the Hanover Township Tax Hearing Officer, the Townships did not have an opportunity to present evidence in response to those arguments or preserve the evidence for appellate review, and the agencies did not have an opportunity to consider and rule upon them. Accordingly, under the authorities set forth above, these arguments are waived.

CONCLUSION

After our review of the law and the record below, we find that the decisions of the Bethlehem Township Tax Appeals Board and the Hanover Township Tax Hearing Officer are consistent with the law and supported by substantial evidence. We find CED's arguments to be without merit. Accordingly, we affirm.

WHEREFORE, we enter the following:

ORDER

AND NOW, this 18th day of March, 2013, upon consideration of Consolidated Electrical Distributors, Inc.'s ("CED") "Petition for Review of Decision By Tax Hearing Officer of the Township of Hanover, Northampton County, Commonwealth of Pennsylvania" and CED's "Petition for Review of Decision By Tax Appeals Board of the Township of Bethlehem, Northampton County, Commonwealth of Pennsylvania" and the briefs and arguments thereon, it is hereby ORDERED and DECREED that CED's Petitions for Review are DENIED. It is further ordered that (1) the July 14, 2011 decision of the Bethlehem Township Tax Appeals Board denying CED relief from the Bethlehem Township Audit Department's August 19, 2010 Notice of Underpayment; and (2) the December 15, 2010 decision of the Hanover Township Tax Hearing Officer denying CED a tax refund are AFFIRMED.

Lawyers Concerned For Lawyers Lawyers' Only Recovery Meetings

Alcohol, Other Drugs and Gambling

- **Doylestown** 2nd and 4th Tuesday of Month
- **Drexel Hill** Every Wednesday
- **Harrisburg** 1st Wednesday of Month
- **Norristown** 1st Thursday of Month
- **Philadelphia** Every Tuesday
- **Pittsburgh** Every Thursday
- **Reading** 3rd Monday of Month
- **Scranton** Every Thursday
- **State College** 2nd Tuesday of Month
- **Washington** Every Tuesday
- **West Chester** Every Thursday

These are "closed meetings" - that is, only lawyers recovering from or trying to recover from alcohol, other drug or gambling problems may attend.

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The following are professionally facilitated meetings:

Philadelphia - Stress Information and Recovery (1st Monday of Month)

Philadelphia - Depression Recovery (2nd Monday of Month)

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